



ALPINE CITY COUNCIL AMENDED AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah, will hold a Public Meeting on **Tuesday, September 23, 2025, at 6:00 pm**, at 20 North Main Street which can be viewed on the **Alpine City YouTube Channel**. A direct link to the channel can be found on the home page of the Alpine City website: alpineut.gov. Public comments will be accepted during the Public Comment portion of the meeting.

I. CALL MEETING TO ORDER

- | | |
|--------------|---------------------|
| A. Roll Call | Mayor Carla Merrill |
| B. Prayer | Chrissy Hannemann |
| C. Pledge | Jason Thelin |

II. CONSENT CALENDAR

- A. Approval of Minutes for the August 26 City Council Meeting
- B. Resolution R2025-18: Consolidated Fee Schedule, Fees for Inspection and Re-Inspection
- C. Final Payment, HA5 Sealcoat Project – Holbrook Asphalt: \$157,882.64
- D. Final Payment, Trip Hazard Removal Project – Precision Concrete Cutting: \$39,087.97
- E. Award Moyle Park Paving Contract, Eckles Paving: \$33,768.68
- F. Change Order for the Fairview Circle Storm Drain Project to Include the Installation of Storm Drain in Canterbury Lane – Sunset Mountain Machinery: \$175,504.25
- G. Ordinance 2025-18: Amendments to Alpine Development Code 3.02, 3.03, 3.04, 3.05, 3.06, and 3.07 Allowing Schools as Permitted Uses in Each Zone, as Required by Utah State Code § 10-91-305.
- H. Ordinance 2025-20: Appeal Authority Amendments - Clarifying that Fees Must be Paid Before an Application is Considered Submitted
- I. Ordinance 2025-21: Amendment to Alpine Development Code 3.01.060 – Site Plan Requirements for Building Permits
- J. Approval of Payment for Moyle Park Curb and Gutter - Concrete Solutions & Innovation: \$23,940

III. PUBLIC COMMENT

IV. REPORTS & PRESENTATIONS

- A. Financial Report

V. ACTION/DISCUSSION ITEMS

- A. Ordinance 2025-22: Consideration for Approval of the Fitzgerald Annexation
- B. Consideration for Approval of the Alpine Fire Station No. 202 Conceptual Plan – Babcock Design
- C. Ordinance 2025-19: Amendment to Alpine Development Code 3.01.110 Adding a Definition for a Front Yard on a Corner Lot
- D. Resolution R2025-22: Creation of the Fire Station Citizen Advisory Committee
- E. Resolution R2025-23: Appointment of Members to the Fire Station Citizen Advisory Committee
- F. Resolution R2025-24: Creation of the Mountainville Academy Traffic Citizens Advisory Committee
- G. Resolution R2025-25: Appointment of Members to the Mountainville Academy Citizens Advisory Committee

VI. STAFF REPORTS

VII. COUNCIL COMMUNICATION

VIII. CLOSED MEETING: Discuss litigation, property acquisition, or the professional character, conduct, or competence of personnel

Mayor Carla Merrill
September 22, 2025

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS. If you need a special accommodation to participate, please call the City Recorder's Office at (801) 756-6347 x 3.

CERTIFICATE OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was on the bulletin board located inside City Hall at 20 North Main Alpine, UT. This agenda is also available on our website at alpineut.gov and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html

ALPINE CITY COUNCIL MEETING

August 26, 2025

Mayor Carla Merrill called the meeting to order at 6:01 pm.

I. CALL MEETING TO ORDER

A. Roll Call

Mayor Carla Merrill

The following were present at the anchor location, which constituted a quorum: Brent Rummler, Jessica Smuin, Kelli Law, Chrissy Hannemann, and Jason Thelin.

Staff: Shane Sorensen, Ryan Robinson, Steve Dokey, Chief Brian Gwilliam, Chief Brian Patten, DeAnn Parry

Others: Ed Bush, Maureen Bush, Doug Barton, Robin Barton, Sheryl Dame, Rebekah Schmidt, Rachel Schmidt, Delin Wareham, Andrew Young, Amanda Collins, Steve Burrows, Brant Bishop, Bekah Baird, Rachel Fitzgerald, Jennifer Wadsworth, Will Jones, Gil Greer, Sarah Blackwell, Susanne Peterson, Carwin Peterson, Greg Smith

B. Prayer

Kelli Law

C. Pledge

Brent Rummler

II. CONSENT CALENDAR

A. Approval of Minutes for the August 5 City Council meeting

B. Approval to Declare Equipment as Surplus

C. Award Bid for 24" and 12" Double Eccentric Butterfly Valves up to \$81,000

D. Resolution R2025-19: Approval of Interlocal Agreement Between Alpine City and Highland City for the 4800 West/Canyon Crest Road Improvements

E. Award Bid – ONYX Sealcoat Project, Morgan Asphalt: \$60,300

F. Award Bid – HA5 Mineral Bond Project, Holbrook Asphalt: \$157,882.64

Shane Sorensen explained Item C, butterfly valves. These expensive valves are for the Canyon Crest Road improvement project and require about six months to receive. Our engineer has reached out to various suppliers to get bids. We have received one bid for \$81,000 but are still waiting for the others. Staff proposed that the City Council approve the expense of up to \$81,000 for the valves, and once the bids are received staff can award the purchase and move the project forward.

Motion: Kelli Law moved to approve the Consent Calendar as proposed, with Item C, butterfly valves, having a limit of \$81,000. Chrissy Hannemann seconded the motion. There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

Yes

Jason Thelin

Chrissy Hannemann

Kelli Law

Jessica Smuin

Brent Rummler

No

Excused

III. PUBLIC COMMENT

There were no general public comments given at this time. The mayor asked residents who wished to speak about the proposed Lambert Park turnaround to wait until that agenda item.

IV. REPORTS & PRESENTATIONS

A. Financial Report

Shane Sorensen reported on expenses for July in the new budget year and said that the city has many projects currently in progress. We had a good month with sales tax, at 105 percent of budgeted revenue. Our Finance Director, Dave Sanderson, is preparing to finalize the last fiscal year, and we will have our annual audit during the first week of September.

1. Presentation of Citizen's Budget

Ryan Robinson explained that the Citizen's Finance Committee wanted a concise document so residents can understand where their tax dollars are spent. Ryan presented a draft to the council for feedback. The last page still has numbers from 2023, but we will have the new census results in the middle of September. Ryan invited the council to send him comments or suggestions.

Chrissy Hannemann talked about the distribution of the report. There will be a QR code at city meetings, an insert in the September newsletter, and printed copies will be available at City Hall and at the AYC Meet the Candidates Night. The committee will also submit occasional articles for the *Newsline* to share more details.

Chrissy commented that the Supreme Court changed the way sales tax is collected for online purchases, and this benefits our city by more than \$1 million.

Mayor Carla Merrill agreed that the sales tax from online spending really helps us.

V. ACTION/DISCUSSION ITEMS

A. Resolution R2025-21 Canvass of Primary Election Results

City Recorder, DeAnn Parry, reported that the Primary Election by mail was held on August 12, and the ballots were processed by Utah County. We received the canvassed results from them this afternoon. The City Council, acting as the Board of Canvassers, must now certify these results. Council members were given printed copies of the election returns by precinct and the canvass statistics which were provided by the County.

Motion: Brent Rummmler moved that the Alpine City Council acting as the Board of Canvassers, approve the Election Canvass Returns to certify the 2025 Primary Election results, and to declare Sarah Blackwell, Jennifer Wadsworth, Andrew Young, and Troy Slade as winners of the Primary Election. Kelli Law seconded the motion. There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

Yes

Jason Thelin
Chrissy Hannemann
Kelli Law
Jessica Smuin
Brent Rummmler

No

Excused

After the resolution passed, the mayor and council members were asked to sign the Canvass Report.

B. Approval of Guest House – Newell Whitney

A proposal has been submitted to construct a guest house on the property located at 747 W. Ranch Circle. The property, owned by Newell Whitney, is just over five acres in size. The proposed guest house would be located over 120 feet from the main dwelling, more than 200 feet from the rear property line, with side yard setbacks of 40 feet on the west side and over 216 feet on the east side. These setbacks exceed the minimum requirements established in the Alpine Development Code for a guest house.

The property is within the CR-40,000 zone, where guest houses are permitted through a Conditional Use Permit (CUP). Additional requirements and review criteria for such uses are outlined in Section 3.23.060 of the Alpine Development Code.

City staff have reviewed the application under the standards in Section 3.23 and found that the proposal complies with all applicable requirements. Because guest houses are a Conditional Use in this zone, the city may impose additional conditions to mitigate any potential detrimental effects of the proposed use.

If the City Council approves this application, city staff and the Building Department will conduct further review for compliance with setbacks, building height, and all applicable building code requirements during the building permit process.

The Planning Commission reviewed this item during their July 29th meeting. It was mentioned that if the proposal is approved, the property owner would also be required to purchase and submit one half-acre credit of water to the city, as well as pay applicable fees during the building permit process.

Questions from the Planning Commission addressed rules for guest houses, including owner-occupancy requirements, use by a single family, prohibition of commercial use, and restrictions on rentals shorter than 30 days (while allowing long-term rentals). No public comment was given, and no opposition was offered. The wooded location was seen as adequately maintaining privacy and buffering. With no detrimental impacts identified, the Planning Commission recommended approval of the proposal.

CONDITIONAL USE PERMITS (CUP)

A Conditional Use Permit (CUP) allows specific land uses listed in each zone that, because of their unique nature, may require additional review and conditions to address potential impacts. Typical impacts may include increased traffic, noise, or environmental concerns. Under Utah Code § 10-9a-507, a CUP must be approved if reasonable conditions can mitigate any anticipated detrimental effects of the proposed use.

CITY CODE REFERENCE

- Alpine Development Code 3.04.030 – Conditional Uses
- Alpine Development Code 3.23 – Conditional Uses

NOTICING

A public hearing is not required by State or city code for this item by the Planning Commission or City Council.

STAFF RECOMMENDATION

Based on the information provided by the applicant and the review conducted, staff finds that the proposal meets the applicable standards in the Alpine Development Code. Staff will also coordinate with the applicant regarding hookup fees, which are typically collected during the building permit process. Additionally, the City Recorder is working with the applicant to secure the necessary water credit for the guest house. This must be completed before a building permit is issued.

If the City Council identifies any potential detrimental impacts, it may impose reasonable conditions to mitigate those impacts. Note that Alpine City Code already prohibits:

- More than one family residing in the guest house
- Use of the guest house as a short-term rental
- Any commercial use

These prohibitions are automatically enforced and do not need to be added as separate conditions.

The council discussed the following:

- Short-term rentals are currently prohibited by Alpine City code. If this changes in the future the council will need to decide if they will treat all short-term rentals in the same way.
- Parking can be a concern with guest houses, but this home already has a large driveway and sufficient space for off-street parking.
- Chrissy Hannemann visited the property and reported that it is very secluded. The guest home should not cause any problems for the neighbors.

Motion: Kelli Law moved to approve the Conditional Use Permit for a guest house located at 747 W. Ranch Circle as proposed. Brent Rummmler seconded the motion. There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Jason Thelin		
Chrissy Hannemann		
Kelli Law		
Jessica Smuin		
Brent Rummmler		

C. Resolution R2025-20: Approval of Bookmobile Agreement

Ryan Robinson said Alpine City has contracted with Utah County for many years to provide library services through the Bookmobile. As outlined in the agreement, the Bookmobile will stop in Alpine on Tuesdays, every other week (24 times per year) at the following locations:

- River Meadows Senior Living, 10:15-12:00 (1.75 hours) for a total of 42 hours.
- Creekside Park, 12:30-2:30 (2 hours) for a total of 48 hours.
- 100 North Main, LDS Chapel, 3:00-5:00 (2 hours) for a total of 48 hours

This service is provided at a cost of \$13,596, and these funds were included in the FY2026 budget.

The Utah State Library Rural Services Manager, Jami Munk Carter, sent details to the council. She would be happy to come to a meeting if they would like to ask questions.

How many registered patrons have a library card from Alpine?	340 Alpine households have library accounts <i>Note: A single library account often represents a household. Some library accounts represent one person.</i>
How many patrons check out regular books?	139 Alpine accounts checked out 24,544 items (books, audiobooks, DVDs) in 3 years (July 2022 - June 2025)
How many patrons use e-books with their bookmobile card?	2,656 Utah County Bookmobile accounts have entered their library card in Overdrive to check out electronic items. <i>Note: This data includes all accounts from Utah County's Bookmobile Branch. This data cannot be narrowed by stop or specific area.</i>
Have these numbers increased, stayed the same, or declined in past years?	Bookmobile usage in Alpine remains steady. 7970 = CIRCULATION IN FY25 8181 = CIRCULATION AVERAGE OVER 3 YEARS The Alpine community continues to grow & use the bookmobile. This year, new bookmobile accounts in Alpine outpaced the average new accounts. 60 = NEW BOOKMOBILE ACCOUNTS created in FY25 52 = NEW BOOKMOBILE ACCOUNTS is the 3-year average.

How many people go to the Creekside Park and North Main locations?	Alpine area activity is combined by City in our data collection system. This data point would need to be collected manually by the bookmobile librarian/driver.
Are most patrons at River Meadows Senior Living?	Activity and account data are not identifiable in these parameters. This data point would need to be collected manually by the bookmobile librarian/driver.
How many people, on average, come to the bookmobile per day while in Alpine?	We do not have visit count data for Alpine specific visits on the bookmobile. This data may be helpful in picturing regular bookmobile use. In FY25 (July 2024 - June 2025) Alpine residents who visited the bookmobile checked out an average of 111 items each. <i>Note: Automation to count bookmobile visits by area may be available in future.</i>
Have any additional services been added over the past year?	The Utah County Bookmobile branch is expanding its collection from roughly 23,500 to more than 95,000 items! This massive increase will happen with the launch of a sharing program between bookmobiles. Keep an eye out for this change, expected to start in late 2025. In addition to books, movies, and audiobooks in the collection, bookmobile services include: <ul style="list-style-type: none"> • Access to Utah's Online Library featuring many databases for homework help, in-depth research, genealogy, newspapers, and much more. • Free access to Libby – thousands of e-books, audiobooks, and magazines with our membership Utah's Beehive Library Consortium. • Free interlibrary loan services • Librarian reference assistance every day of the week. • Free access to Book Buzz – book sets for book groups • An expansive Large Print collection in cooperation with the State Library's program for the Blind and Disabled. • Reading challenges to encourage literacy • Public internet access on the truck, including printing.

Ryan Robinson said that this is the same Bookmobile contract as last year, including the cost.

Chrissy Hannemann said that the last part of the agreement addressed expanded services but did not increase the cost, which is unusual.

Motion: Brent Rummler moved to approve Resolution R2025-20, including an Interlocal Cooperation Agreement with Utah County for library services. Chrissy Hannemann seconded the motion. There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

Yes

Jason Thelin
Chrissy Hannemann
Kelli Law
Jessica Smuin
Brent Rummler

No

Excused

D. Ordinance 2025-10: Pool Structure Amendments

Ryan Robinson said that the current city code regulating accessory structures was written primarily with sheds and similar outbuildings in mind. As a result, other types of structures—including those related to swimming pools—are held to the same standards. This has created challenges when reviewing pool-related facilities, as they do not always align well with the existing code.

The proposed amendment introduces new standards specifically tailored to the variety of structures commonly associated with swimming pools.

The Planning Commission reviewed this item at their July 1st meeting and held a public hearing. After considering which facilities are typically associated with pools, the commission recommended removing pool equipment storage structures from the new standards. They felt that these facilities are generally similar to sheds and can continue to be regulated under the existing accessory structure requirements for setbacks and height.

The City Council first reviewed this item at their July 8th meeting. At that time, it was tabled so staff could make the following revisions to the proposed code amendment:

- Under the heading Swimming Pools and Related Facilities, add the wording: “All swimming pools and related facilities require a building permit.”
- Draft an amendment to allow limited exceptions to the height requirement for pool-related facilities when attached to an existing home. These exceptions would require City Council approval.

In that meeting the council also said that pool equipment sheds differ from typical sheds because of potential mechanical noise levels and wanted to include them in the code adjustment.

These revisions have been incorporated and a draft version was included in the packet for council review.

ALPINE CITY CODE:

- Alpine Development Code 3.02.050
- Alpine Development Code 3.03.050
- Alpine Development Code 3.04.050
- Alpine Development Code 3.05.050
- Alpine Development Code 3.06.040

GENERAL PLAN:

- N/A

PUBLIC NOTICE:

This item has been noticed for a public hearing as required by city and State requirements. A public hearing was held as part of this review by the Planning Commission.

STAFF RECOMMENDATION:

Because this is a legislative decision the standards for approval or denial are that the proposed application should be compatible with the standards found in the General Plan as well as the current city code and policies. A decision for approval or denial should be based on those criteria.

The council and staff discussed the following:

- Code and setbacks: The current shed code requires measuring from the foundation, which for a pool slide would be the slide supports. The new language will require measuring from the nearest edge of the structure to the property line. The setback for a 10-foot pool structure would be 10 feet. For a 20-foot structure the setback would be 15 feet.
- Landscape screening: This is not addressed in the code additions. If the city required planting greenery as part of the pool structure installation, it would be difficult to determine the type of plants, enforce these requirements, and respond if foliage died or if a new owner wanted to trim or remove them in the future. Neighbors are always welcome to plant their own bushes or trees to create a visual barrier.

- Privacy: Slides and diving platforms are not designed for lingering, as with a deck, but are used to access the pool.
- Measuring from grade: Fill dirt changes the natural grade, and although a pool is usually installed at the lowest point, owners may wish to construct a slide on a slope to make it higher. Some yards have tiered pools, so measuring from the pool deck could also be complicated. The natural grade is likely the best standard for measurement. If there are two pool structures, the natural grade would be the standard used to measure each structure.

Motion: Chrissy Hannemann moved to approve Ordinance 2025-10 amending relevant sections of the Alpine City Code to establish specific setback requirements for pool-related structures, with the change that Item V. shall read, "The height of any pool-related facility shall be measured from the average natural grade, as established by a survey, adjacent to the single separate facility." Kelli Law seconded the motion. There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Jason Thelin		
Chrissy Hannemann		
Kelli Law		
Jessica Smuin		
Brent Rummmler		

E. Approval to Construct a Box Elder Way Turnaround in Lambert Park

Ryan Robinson said that as part of FY2026 budget projects, council members Jason Thelin and Jessica Smuin have requested the construction of a turnaround area at the west end of Box Elder Way, located within Lambert Park. This turnaround would be similar to the one built at the east end of Moyle Drive, also located in Lambert Park. The goal of the turnaround is to provide additional parking, complete the current stub road, create a safe area for vehicles to turn around, and prevent vehicles from continuing onto the emergency access road. It would also provide additional parking space for visitors wishing to enjoy park features like the poppy fields.

The proposed turnaround area may be surfaced with either asphalt (preferred) or gravel and would accommodate approximately eleven (11) parking spaces. Existing flexible bollards would be relocated to the end of the new cul-de-sac to discourage non-emergency vehicle access through the park. If the turnaround surface is asphalt, snow would be removed from it in the winter. If the surface is gravel, snowplow drivers would continue to plow through this area rather than attempting to plow the entire turnaround.

The design criteria for roads are outlined in *Alpine Development Code 4.07.090 – Road Grades*. Specifically, the slope leading to a negative grade cul-de-sac should not exceed 4 percent. The existing grade on Box Elder Way is 10.94 percent. This field condition that cannot be changed. In addition, negative grade cul-de-sacs should not exceed 3 percent grade for the last 100 feet of the traveled surface. The gravel road through Lambert Park has a grade of approximately 10 percent. With the grades on either side of the proposed turnaround being greater than or equal to 10 percent, a turnaround with a 3 percent grade for the last 100 feet of travelled surface becomes impractical. The depth of fill would increase, which would also increase the footprint of the project to tie into the existing gravel road on the downhill side, since the slope is flowing away from the turnaround to the west. Also, the grade of the road connection between the turnaround and the gravel road increases as the fill depth increases.

Former city engineer, Jed Muhlestein, prepared a plan to try to "meet in the middle" based on the characteristics of the site. His design included a 6 percent grade through the turnaround area, which resulted in a 13.02 percent grade transitioning back to the existing gravel road. Alpine Development Code 4.07.090 (2) requires roads with a grade over 10 percent to be approved by the Fire Marshal. The grade through the turnaround, which exceeds the 3 percent maximum, could be addressed by the City Council granting an exception to that requirement. The road grade exceeding 10 percent would need to be approved by the Fire Marshal.

Title 4.01 Scope of Ordinances, Variances, and Exemptions specifies in section 4.01.020 *Exceptions from Design and Improvement Standards* that the designated land use authority (City Council as designated in DCA 4.04.110 Designation of Land Use Authority) may grant an exception when the best interest of the city would not be served by the literal enforcement of the design or improvement standards in the ordinance. The recommended exception shall be based on generally accepted planning and engineering design principles.

According to *Alpine Development Code 3.16.040*, any material changes (*A material change shall include, but is not limited to, a change to the park's present and essential defining characteristics, creation of or improvement of roadways or parking lots within the park*) to city-owned property requires a public hearing before the Planning Commission prior to City Council consideration. For a material change, a super majority vote of the City Council (4 positive votes out of 5 City Council members are required). If a paved road is desired, the requirements from the Conservation Easement and Management Plan must also be considered.

In September of 2023, the Alpine City Council approved a Conservation Easement and Management Plan regarding Lambert Park. In the Management Plan, a unanimous vote of all members of the City Council is required to allow the addition of a paved parking area. If the parking area is not paved, Alpine Development Code 3.16.040 requires four (4) positive votes from the City Council to approve a material change to city property.

Two trails will be impacted by the proposed turnaround addition, including Judy's Trail which is roughly thirty (30) feet from the existing end of Box Elder Way, and the Lambert Luge trail which is roughly two hundred (200) feet from the end of Box Elder Way. These trails will only be impacted where they cross the emergency access road. Due to the depth of the fill for the turnaround, Judy's Trail will require the most significant changes to make it walkable.

Fire Chief Review:

Chief Brian Patton has provided the following feedback as part of this review: *I'm good with the turnaround as long as it is built to city specs or the council-approved exception, not to exceed 10 percent. We also need to pay attention to the approach angle, departure angle, and most importantly, the breakover angle for our longer apparatus.*

The Planning Commission held a public hearing on this request during their July 29th meeting. The discussion centered on compliance with city code, slope requirements, and the potential impact on the Conservation Easement. Commissioners noted that the proposed grade exceeds ordinance limits and that the Planning Commission lacks authority to grant exceptions. A new section of the code gives the City Council the ability to grant an exception, as referenced previously.

Several commission members expressed discomfort with paving in the park, the loss or alteration of walking trails, and the lack of detailed design elements such as retaining walls and trail integration.

During the Public Comment portion one resident said that the city should seek door-to-door neighbor input. Residents also spoke about potential impacts to trail access, vegetation loss, and increased use by non-residents. Some questioned the necessity of the parking area's location and purpose, suggesting it may serve as more of a visual road terminus than a functional amenity. Skepticism was also expressed about whether the benefits of the turnaround outweighed the potential disruption to the park's character. Ultimately, the Planning Commission recommended denial, citing noncompliance with ordinance requirements, impacts on the park, and the lack of a clear basis for slope exceptions.

CITY CODE REFERENCE

- Alpine Development Code 4.07.090 – Road Grades.
- Title 4.01 Scope of Ordinances, Variances, and Exemptions

NOTICING

This agenda item has been properly noticed in accordance with State and city code requirements. A public hearing was held as part of the Planning Commission's review process.

STAFF RECOMMENDATION

This is an administrative action that applies existing regulations concerning material changes to city-owned property.

Mayor Carla Merrill said that residents have reached out and would like to speak on this issue. She was not planning on entertaining public comments but will allow several individuals to address the council for three minutes.

PUBLIC COMMENTS

Andrew Young – 490 South, Alpine

Andrew referred to the map included in the packet and said that the slopes are too steep. This proposal breaks the Alpine code requirement of no more than 4 percent, as these slopes would be at 11 percent, 6 percent, and 13 percent, which is dangerous. The real problem is that this 250-foot road is fracturing two neighborhoods. Andrew spoke with groups on both ends of the road, and the neighbors on the south want to keep Lambert Park trails untouched, have light traffic, and enjoy peace. Residents in the north section want fire safety, traffic diversion, and less noise. Andrew asked that the council allow more time to find a better solution.

Amanda Collins – Rosanna Lane, Alpine

Amanda said that the mayor and City Council are very aware of the need to prioritize the spending of tax dollars. The mayor has not received any complaints about cars turning around in the road at the proposed location and Amanda has not heard any complaints either. The City Council should represent all the residents of the city, and there are many more important priorities. This proposal seems to serve the personal interest of protecting council members' own streets instead of representing the city as a whole. Amanda would like to hear from the Fire Chief about the department's willingness to use this access road in emergencies. Judy's Trail is relatively new and is very popular for walking. This proposal would disrupt Judy's Trail. The existing parking lot at Moyle Drive rarely has more than one or two cars parked in it, so it likely was not a prudent way to use taxpayer money. Amanda would like to know what this proposal is trying to solve because the residents who live by the park do not see a problem that needs to be fixed.

Delin Wareham – Bayberry Circle, Alpine

Delin expressed concern over what could happen during poppy season. Will visitors park where they are supposed to? What if they block the road? If there is a fire, the cars in the lot could prevent egress for residents who are fleeing, or fire trucks that are coming in. Delin urged the council to remember what the Conservation Easement aims to do, which is to protect, preserve, and maintain the property predominately in a natural, scenic, and open condition. A parking lot accomplishes none of those and is not needed. The lot at the end of Moyle Drive is sufficient. Delin walks and rides in this area all the time, and there are only a few cars in the existing lot at any given time. Money would be better spent on a traffic study for Grove Drive, where the current traffic flow is more than the road was designed to handle. This road is neglected, overcrowded, and dangerous to bikers and pedestrians. A traffic study, or the repaving of Grove Drive, would be a better use of funds. She urged the council to vote no.

Brant Bishop – Box Elder Way, Alpine

Brant has analyzed the proposal and has three overall reactions: 1) It looks like a solution in search of a problem, 2) It is a solution that does not solve the problem that is articulated, and 3) This solution requires deviation from other stated objectives and goals of the city. Regarding traffic volume and safety issues, residents never see more than few cars a day, and Brant does not mind when visitors use his driveway to turn around. Even during poppy season there are only a few people in this area. Typically, they park on the public street, which is legal. Brant does not see how this lot would help deter traffic from entering Lambert Park. The current bollards would just be moved 50-100 feet, and moving the turnaround location

1 *does not actually change anything. In contrast, this proposal requires deviation from city slope standards,*
 2 *intrudes into Lambert Park, and spends money to solve a problem that does not exist.*

3
 4 The council, staff, Fire Chief Brian Patten and Police Chief Brian Gwilliam discussed various issues.

- 5
 6 - Cost: The estimated cost is around \$180,000 for a paved lot and turnaround. An unpaved option would
 7 be cheaper.
 8
 9 - Removing the bollards: It takes about 30-45 minutes to remove the bollards when there are road or
 10 utility projects that necessitate additional access.
 11
 12 - Emergency access:
 13 Chief Gwilliam said that the bollards can cause damage to vehicles, so it is easier for the police to
 14 drive on the paved roads. They would use the emergency road only if Grove Drive or Box Elder
 15 Way were shut down.
 16

17 Chief Patten said they typically do not use the emergency road for access because they have to slow
 18 down for the steep grade, which makes it no faster than using the paved roads. Also, the bollards
 19 tear up the bottom of the engines and they do not want to break lights or other fixtures. Large
 20 apparatus, like an 82,000 lb. fire truck, require at least 20 feet of drivable surface, so the actual
 21 road would need to be made wider. The Chief said that it is always best to bring fire trucks in
 22 from two directions and to access hydrants from each side. If there were a fire on N. Grove Drive,
 23 the fire department would use the emergency access road. However, residents evacuating while
 24 emergency trucks are entering could be a problem. The number one use for the road is emergency
 25 egress for residents. He thinks that the current situation would work for the fire department in an
 26 emergency.
 27

28 The Chief further explained that the Uniform Fire Code (UFC) limit to a 10 percent slope is
 29 especially important for aerial apparatus (ladder trucks). Anything over a 10 percent grade really
 30 hinders the use of these trucks and creates problems where roads meet and the back of the truck
 31 may drag and cause damage to pipes and drains. Steep angles are very difficult for the large
 32 apparatus.
 33

34 Mayor Merrill asked Jason Thelin to address the safety issues that were mentioned in connection with the
 35 proposal.
 36

37 Jason Thelin said that he wanted this project on the budget, but the parking lot is not the reason for the
 38 proposal. The parking lot is on the agenda because a parking lot was created on the south end, and it
 39 worked out well. Jason is considering the city ordinances, and we do not want to perpetuate a stub
 40 street or a dead end. Jason said that city code defines a stub street as "...a street or road extending
 41 from within a subdivision boundary and terminating with no permanent vehicular turnaround." This
 42 road meets that definition. In Development Code 4.7.040 (3d) it says that "Any such stub street having
 43 a length of more than 150 feet or providing primary vehicular access to one (1) or more lots shall be
 44 terminated by an improved temporary turn-around designed and constructed in accordance with the
 45 City Standards." If this road is not considered a stub street, then it is a dead end without daily public
 46 use, which would require a cul-de-sac by our code. Jason's priority is to finish the road with a
 47 turnaround, and have it delineated as not being a through road. A T-shape or hammerhead would still
 48 allow for a turnaround but would not encroach as much into the park. The council needs to determine
 49 what the requirements are based on code and what the best solution would be.
 50

51 The council discussed whether or not this could be considered a stub road because it abuts public property
 52 and does not actually end. Instead, the road shifts in purpose but continues on. Similar roads such as Ranch
 53 Drive, Lakeview Drive, and Three Falls Drive were mentioned.
 54

55 Brent Rummler commented that residents think a new parking lot might generate more traffic in the area.
 56 Also, Grove Drive bisects Lambert Park and the two trails. He wondered how a parking lot would
 57 address safety.

1 Jason Thelin said he did not think a parking area would increase traffic. There are not a lot of people up
2 there, perhaps three cars per day. The lot might be used during poppy season, but parking is not the
3 number one issue.
4

5
6 Jessica Smuin said she has been studying the issue and meeting with residents, and she appreciates our
7 residents being part of the process. The consensus is that parking is not a current problem. She
8 remembers that when the lower improvement was installed the council discussed finishing off both
9 the stub streets. Now we are at the point where the council has approved a budget to finish the project.
10 Jessica thinks that this is a stub street and requires a turnaround, and the city can look at a hammerhead
11 or other options that are less expensive. Jessica said that as we speak with residents, examine the grade,
12 and talk with our public works staff, we can find ways to finish this project, meet the residents' needs
13 and also follow our code.
14

15 Mayor Carla Merrill said she does not remember discussing the need to finish the upper end of the road. If
16 the city embarks on a project that will take significant funds, it should address an issue, whether it is
17 safety, traffic, or parking. This is not finishing off a project but is a brand-new project. As Brent
18 Rummler and Chrissy Hannemann expressed, this is a public paved road which becomes a public dirt
19 road and transitions into a public paved road again, so it is not a stub street. The current road is
20 adequate for emergency egress. If residents feel they need a turnaround, we can look at the options.
21

22 Chrissy Hannemann shared an example of a true stub street, which is Frontier Road off Ranch Drive.
23 Frontier Road ends at the border of the Westfield Elementary fields and will never continue. The city
24 worked with the residents to exchange land so they could create a turnaround there and have a
25 permanent solution. Turnarounds are required for safety at the end of a street, but this proposal is not
26 needed for safety because vehicles can still drive through in an emergency. The scope of this solution
27 is beyond what Chrissy envisioned when it was added to the budget, and there are negative
28 implications. One of the recommendations from the Planning Commission was to do a site visit, so
29 she went to the area. It is not easy to see on a map, but the topography really limits the options.
30

31 Brent Rummler commented that a line item in the budget does not constitute final approval, as there are
32 still required steps to be taken (details, cost assessments, public hearings). The council approved the
33 overall budget unanimously but not an ultimate plan for this street. The Conservation Easement was
34 put in place to preserve the space in Lambert Park, and this proposal does not seem to be addressing
35 safety or traffic flow.
36

37 Kelli Law thanked the residents who attended tonight's meeting and said he appreciated their generally
38 polite behavior. Sometimes the council puts something in the budget and then we have a situation like
39 this where there is a debate. Amanda Collins asked a fair question about whether this was a good use
40 of taxpayer funds. It seems that a lot of land work would be required. Andrew Young pointed out the
41 13 percent grade, and Delin mentioned the importance of preserving the park in a natural, scenic, and
42 open condition. Brant inquired if this proposal deviated from the other stated objectives of the city.
43 There is also the disruption of the two trails to consider. Perhaps there is a solution that allows a less-
44 intrusive turnaround and does not increase the grade. Maybe we can revisit this issue.
45

46 Jessica Smuin asked if we could address the grade, have minimal impact on vegetation, and also meet city
47 code, would we be interested in exploring what it would cost?
48

49 Kelli Law said he would be interested in looking at other options, especially if it would not disrupt Judy's
50 Trail, which was built with donated funds.
51

52 Mayor Carla Merrill reiterated that the official acceptance of the budget does not mean that specific projects
53 are approved. She was not in favor of the south parking area previously, but the council voted to
54 approve it. The council must evaluate each project to see if it is a prudent use of taxpayer dollars. The
55 spirit of the Conservation Easement is to leave the park in its most natural state.
56

1 Chrissy Hannemann commented that if it does not benefit the park, improve access, or enhance safety, it
2 is not a need.

3
4 Jason Thelin said that this project is part of finishing off the city. When there were no sidewalks in the
5 Main Street area the residents did not feel the need for them, but the installation turned out to be a
6 good thing. The city received a number of emails about this proposal, most of which mentioned the
7 Conservation Easement and the desire to leave Lambert Park in its natural state. Jason would be in
8 favor of making a motion to table this and bring back a proposal with lower impact.

9
10 Chrissy Hanneman said she would instead like to deny the proposal, which would allow the council to
11 follow the entire process, with public hearings and all other required steps.

12
13 **Motion:** Brent Rummmler moved to deny the proposed turnaround at the west end of Box Elder Way and Lambert
14 Park because it does not meet the requirements of the Alpine Development Code, as well as the
15 Conservation Easement and Management Plan for Lambert Park. Chrissy Hannemann seconded the
16 motion.

17
18 Jessica Smuin asked if Brent were willing to remove the phrase, "... it does not meet the requirements of
19 the Alpine Development Code."

20
21 Brent asked for a staff or legal opinion.

22
23 Mayor Carla Merrill said that because the road would be at a 13 percent grade and current code requires
24 10 percent, it does not meet the requirements without receiving an exception.
25 Brent Rummmler did not want to alter his motion.

26
27 The council voted, and there were 5 yes votes and 0 no votes, as recorded below. The motion to deny
28 passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Jason Thelin		
Chrissy Hannemann		
Kelli Law		
Jessica Smuin		
Brent Rummmler		

37 38 **V. STAFF REPORTS**

39 The first portion of the Staff Reports was devoted to a lengthy discussion of the traffic issues at Mountainville
40 Academy (MA).

41
42 Mayor Carla Merrill asked Police Chief Brian Gwilliam for a report on the traffic situation on Main Street and
43 at the roundabout since the school year began.

44
45 Chief Brian Gwilliam said that he has assigned extra officers to help educate drivers. The problems with the
46 traffic in front of the school will continue until we can divert more vehicles off Main Street. Physically
47 directing the traffic is just a band-aid, and it is not safe to have school personnel stepping into traffic to
48 guide the cars. The police have limited officers that can deal with this situation because emergency calls
49 must take priority. The Chief said it would be good to have representatives from the city, the police, and
50 the Academy meet together to create a plan.

51
52 The City Council and Chief Gwilliam discussed the following details:

- 53
54 - A median on Main Street would help eliminate left-hand turns and require traffic to move along. A
55 temporary median could be installed to test the effectiveness.

- Having two routes of egress would help move traffic off Main Street, but sending traffic through the neighborhoods would create new problems. The city owns the parcel on 100 South that would be required for a second egress. There are options as to how this land could be used in connection with the proposed new school building.
- Kindergarten drop-offs typically take longer than for older children. Two separate queues might help traffic flow.
- Alpine residents often do not see nor stop for pedestrians or cyclists trying to cross the street. We need to make a concerted effort to educate them on the requirement to stop. The Walk to School Day in October could provide a good opportunity to highlight walking and pedestrian safety.
- It would be helpful to have Chief Gwilliam talk with the MA administration about traffic laws, and to have them send out reminders to the parents.
- The MA traffic study suggested a traffic light, which is not a popular solution.
- Staggering starting times for the three schools that send traffic through the roundabout could alleviate some of the backup there.
- The official review of MA's proposal for a STEM building will determine whether they meet the State and city codes. We need to look carefully at any requests for exceptions. The city can regulate for safety, and the best practice is to follow what a professional study recommends. Ryan Robinson sent MA a memo about a month ago asking for their justification for the exceptions they are requesting.
- Bulk and massing standards do not allow the city to count portables in their calculations. There was also a question about MA's parking situation and whether it is sufficient for their current enrollment.

Shane Sorensen summarized that we have an existing traffic problem at MA and we have received a proposal for their new STEM building. A traffic study was submitted with that proposal. Staff wanted a third-party review, which is in progress. The Main Street study is also applicable but is not complete at this time. We hope to identify some good recommendations as we consider all the facets of this application. The council will look at State and city ordinances and have an opportunity to make decisions related to this proposal.

Shane Sorensen - On a separate topic, Shane reported that the House passed a bill that allows the Division of Drinking Water to charge cities a fee based on how much culinary water goes through their system and is delivered to residents. Because Federal funding is being cut, this is their revenue solution. It is not a large expense, probably around \$0.03 per 1,000 gallons. Based on our 2024 usage, Alpine's fee would be about \$8,780. The State is working through the process which includes public input, and Shane will attend a meeting about this tomorrow.

Mayor Carla Merrill said that it looks like we would be penalized for the usage of homes above 5,000 feet in elevation because they need to water with culinary. Most of the new development in Alpine right now is above that elevation.

Chrissy Hannemann said that Alpine has a unique situation where we do not receive water from other sources, but we supply our own. She wondered if that would lower our required fees.

Shane responded that the EPA has many requirements for water systems and has given states the option to oversee those programs. Our State divisions can work with cities better than the EPA. The State also oversees plan reviews for new cities or large subdivisions, so their staff has many responsibilities in those situations

Shane reported that work is ongoing at Moyle Park. He requested that the council approve the temporary closing of the park for reservations for September and October so the projects can be completed safely. This is typically a slower time of year for visitors, and this work cannot be done during the winter.

The council agreed with the request to close the park temporarily.

New drinking fountains for the parks arrived today and the steel sign for the roundabout should be finished this week. Work on the pavilion at Burgess Park is ongoing. Because there are evergreen trees near the site, installers will move the pavilion the required distance from the trees.

Paving on our streets will begin on September 8, and sealcoat projects are underway.

Meetings on the fire station remodel began last week and will be held weekly to design a floor plan and options to present to the City Council. The RFP is ready to post, but the State said we need to have a contract before we can post it. This requirement may be tied to their new platform, but we are not sure.

Shane said that 85-90 percent of the projects on our list have some work in progress now.

Brent Rummler asked if the council could see the projects spreadsheet.

Shane said he could send periodic updates to the council.

VI. COUNCIL COMMUNICATION

Brent Rummler said that a resident asked him about the initial approval for Mountainville Academy on Main Street and thought that it required bussing.

Shane Sorensen responded that bussing was not required. Promises were made by the school about carpooling, but there was nothing formal in writing. Carpooling happened more often when the school originally started.

Jessica Smuin asked if an update on the PI report was available.

Shane Sorensen said that John Schiess at Horrocks Engineers is working on this task. Parts of the report are ready, but we want to combine the projects with their costs in order to get the biggest return on our investment.

Chrissy Hannemann suggested staggering the starting times for the schools that are near Mountainville Academy. She will attend a meeting at MA this week and will follow up afterwards.

Chrissy also reported that the Citizen Finance Committee's next project will be to look at the audit report before bringing it to the council. Also, the Sculpture Committee is excited about the direction they are heading, and the next phase will be fundraising.

Motion: Kelly Law moved to adjourn the meeting. Brent Rummler seconded the motion. There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

Yes

Jason Thelin
Chrissy Hannemann
Kelli Law
Jessica Smuin
Brent Rummler

No

Excused

The meeting was adjourned at 8:40 pm.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution R2025-18: Update to the Consolidated Fee Schedule – Special Inspections & Re-Inspections

FOR CONSIDERATION ON: September 23rd, 2025

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Review and Approve Resolution R2025-18 amending the consolidated fee schedule for Special Inspections & Re-Inspections.

BACKGROUND INFORMATION:

This proposal is to amend the consolidated fee schedule by adding a \$130 fee for re-inspections and special inspections. This fee covers the costs of the building inspector and building department staff for inspections not included in the standard building permit fee.

The current fee schedule lists these inspections as “at city cost.” Establishing a set fee simplifies the process for both applicants and staff, as \$130 reflects the average cost of providing these inspections.

STAFF RECOMMENDATION:

Review and approve Resolution R2025-18 adopting the consolidated fee schedule with amendments as outlined above.

SAMPLE MOTION TO APPROVE:

I move to approve Resolution R2025-18 adopting the consolidated fee schedule with amendments as outlined.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve Resolution R2025-18 adopting the consolidated fee schedule with amendments as outlined, with the following conditions/changes:

****insert finding****

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny Resolution 2025-18 based on the following:

****insert finding****

ALPINE
RESOLUTION No. 2025-18
A RESOLUTION ADOPTING THE AMENDED CONSOLIDATED FEE SCHEDULE FOR 2025

WHEREAS, the City of Alpine (the “City”) has previously adopted by resolution the fee schedule in accordance with the requirements of the state statute; and

WHEREAS, the city administrator has prepared and filed with the City Council a proposed revised fee schedule for consideration by the City; and

WHEREAS, the City determined that amending the proposed fee schedule is in the best interest of the health, safety, and financial welfare of the City; and

WHEREAS, on September 23rd, 2025, the proposed amended fee schedule was duly noticed as an agenda item for the consideration and action of the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Alpine City as follows:

The revised fee schedule attached hereto as *Exhibit A* and made a part of this Resolution is hereby-adopted effective September 23rd, 2025.

SIGNED, EXECUTED AND RECORDED in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this 23rd day of September 2025.

ALPINE CITY COUNCIL

By: _____
Carla Merrill, Mayor

[SEAL]

VOTING:

Jason Thelin	Yea	___	Nay	___	Absent	___
Jessica Smuin	Yea	___	Nay	___	Absent	___
Kelli Law	Yea	___	Nay	___	Absent	___
Chrissy Hannemann	Yea	___	Nay	___	Absent	___
Brent Rummler	Yea	___	Nay	___	Absent	___

ATTEST:

DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 23rd day of September 2025.

RECORDED this 23rd day of September 2025.

EXHIBIT A

Consolidated Fee Schedule

EXHIBIT A

ALPINE CITY CONSOLIDATED FEE SCHEDULE

July 8, 2025

I. The following fees are hereby imposed as set forth herein:

A. CITY RECORDER:

1. Compiling records in a form other than that maintained by the City.

Actual cost and expense for employee time or time of any other person hired and supplies and equipment. Minimum charge of \$10 per request.

2. Copy of record

\$0.50/printed page

3. Certification of record

\$1.00/certification

4. Postage

Actual cost to City

5. Other costs allowed by law

Actual cost to City

6. Miscellaneous copying (per printed page)

	B/W	Color
8.5 x 11	\$ 0.10	\$ 0.50
8.5 x 14	\$ 0.15	\$ 0.70
11 x 17	\$ 0.20	\$ 0.90

7. Electronic copies of minutes of meetings

Actual cost to City

8. Maps (color copies)

8.5 x 11	\$2.50
11 x17	\$5.00
24 x 36	\$18.00
36 x 48	\$30.00

9. Maps with aerial photos

8.5 x 11	\$5.00
11 x17	\$10.00
24 x 36	\$32.00

10. Library Reimburesement

\$50

B. BUILDING PERMITS AND INSPECTIONS:

1. Applications:

- | | |
|--|---------|
| a. New Homes/Commercial Buildings | \$1,000 |
| b. Construction jobs exceeding a value of \$50,000 | \$250 |
| c. Fee for all other Building Permit Applications | \$25 |
| d. Retaining Walls | \$300 |

2. Building Permit Fees will be based on the construction values in Appendix A and in accordance with-Appendix B. Finished basements and decks shall fall under (U) Utility, miscellaneous in Appendix A.

Refunds for permits issued will be limited to 80 percent of the permit costs, not later than 180 days after the date of fee payment. No refunds for plan review costs will be given if the plan review has been conducted.

A building permit extension fee shall be assessed when building permits for new homes have become null and void. A permit becomes null and void if work or construction is not commenced within 180 days or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. The cost of extending a permit after it has become null and void will be one-half the original building permit fee which consists of the construction fee, electrical fee, plumbing fee and heating fee. A current infrastructure protection bond will also be posted by the new owner/applicant. The original infrastructure bond will be applied to any damage that occurred after the original permit was issued.

3. Minimum fees for issuance of individual permits including, but not limited to, meter upgrades, A/C, furnace, water heaters, etc. \$101
4. One percent surcharge per building permit (Utah Code):
 - a. 80 percent submitted to Utah State Government,
 - b. 20 percent retained by City for administration of State collection.
5. Buildings of unusual design, excessive magnitude, or potentially hazardous exposures may, when deemed necessary by the Building Official, warrant an independent review by a design professional chosen by the Chief Building Official. The cost of this review may be assessed in addition to the building permit fee set forth in item #1 above.
6. Special Inspections ~~Actual cost to City~~ \$130
7. Re-inspection Fee ~~Actual cost to City~~ \$130
8. Retaining Wall Design Review Fee \$135/hr + mileage at current IRS rate
- 9 TSSD Administrative Fee \$100

C. BUSINESS LICENSES:

1. Home Occupations (With Impact) \$50 Initiation /\$25 yearly renewal
2. Home Occupations (Low impact) \$25 Initiation fee /\$25 yearly renewal
3. Commercial \$50 + \$25 for each employee (max of \$400)
- 4 Canvasser, Solicitors, and Other Itinerant Merchants Application Fee \$25
- 6 Accessory Apartment Permit \$50 registration and annual fee

D. ORDINANCE ENFORCEMENT:

1. Abatement of injurious and noxious real property and unsightly or deleterious objects or structures. Actual cost of abatement plus 20% of actual cost
2. Code Compliance Fee \$100 per violation per day
\$200 after 60 days
\$300 after 120 days

E. PLANNING AND ZONING:

1. General Plan Amendment \$350
2. Zone Change \$350
3. Appeal Authority \$750

4.	Variance	\$500	
5.	Conditional Use	\$250	
6.	Subdivisions		
	a. Plat Amendment Fee	\$250	
	b. Concept Plan Review Fee	\$100 + \$20 per lot + actual cost of City Engineer's review	
	c. Preliminary Plan Fee	\$100 + \$90 per lot + actual cost of City Engineer's review	
	d. Final Plat Fee	\$100 + \$90 per lot + actual cost of City Engineer's review	
	e. Preliminary Plan Reinstatement/Extension Fee	\$100	
	f. Final Plat Reinstatement/Extension Fee	\$100	
	g. Recording Fee	\$50 per sheet + \$2 per lot	
	h. Inspection Fee	\$418 per lot	
	i. Subdivision & Building Bonds		
	(1) Performance and Guarantee	120% escrow in bank or cash bond, letters of credit are not allowed	
	(2) Infrastructure Protection	\$2,500 cash bond	
		\$5,000 cash bond for corner lots or regular lots with more than 150 feet of frontage	
	(3) Open Space Cash Bond	\$2,500 minimum or as determined by City Engineer	
	j. Storm Water Pollution Prevention Plan (SWPPP) Cash Bonds		
	(1) New Home	\$2,000	
	(2) Subdivision	\$200 per lot or \$2,000 minimum	
	(3) Other	As determined by City Engineer	
7.	Publications	Electronic	Hard Copy
	a. General Plan	\$15	\$10
	b. Subdivision Ordinance	\$15	\$30
	c. Zoning Ordinance	\$15	\$30
8.	Site Plan Review Fee		
	a. Residential (not in approved subdivision)	\$150 + actual cost of engineering review	
	b. Commercial	\$250 + actual cost of engineering review	
9.	Lot Line Adjustment	\$125	
10.	Annexation		
	a. Application Fee	\$800	
	b. Plat Review Fee	\$200	
	c. Annexation Study Fee	Actual cost	

11. Sign Permits
 - a. Application Fee \$25
 - b. Inspection Fee Actual cost

Application fee shall not apply to temporary non-profit signs
12. Utah County Surveyor Plat Review Fee \$125
13. Preservation Coat \$0.30 per square feet of asphalt area
14. Street Light Connection Fee \$150 per light
15. Credit Card Payments will only be accepted for total payments not exceeding \$1,000
16. Film Permit
 - a. Permit Fee \$225
 - b. Deposit \$1,000

F. PUBLIC WORKS:

1. Streets
 - a. Street Dedication or Vacation \$300
 - b. Street Name Change Application \$100
 - c. New Street Sign for Name Change Application \$75 per sign
2. Concrete Inspection Permits
 - a. Curb and Gutter \$35
 - b. Sidewalk \$35
3. Excavation Permits, Asphalt/Concrete Cuts/
Unimproved Surface
 - a. Excavation Bond \$20,000
 - b. Minimum fee for cuts in paved surfaces more than 3 years old \$300 + \$1.50 per square foot
 - c. Minimum fee for cuts in paved surfaces less than 3 years old \$300 + \$3.00 per square foot
4. Land Disturbance Permit \$300
5. Culinary Water Rates (Temporary disconnection is not permitted unless authorized by the Alpine City Administrator.):
 - a. Box Elder and those portions of Willow Canyon and any other areas of the City that cannot be served by pressurized irrigation:

Amount Used	Rate
0 to 8,000 gallons per month (base rate) + meter fee	\$17.00
Each 1,000 gallons over 8,000 gallons to 60,000 gallons per month	\$0.90
Each 1,000 gallons over 60,000 gallons to 175,000 gallons per month	\$1.40
Each 1,000 gallons over 175,000 gallons per month	\$2.80

b. All other users:

Amount Used	Rate
0 to 8,000 gallons per month (base rate) + meter fee	\$17.00
Each 1,000 gallons over 8,000 gallons to 10,000 gallons per month	\$2.00
Each 1,000 gallons over 10,000 gallons to 12,000 gallons per month	\$3.00
Each 1,000 gallons over 12,000 gallons per month	\$4.00

6. Culinary Water Meter Connection Fee (In addition to Impact Fee)

Minimum Lot Size Requirements	Meter Size	Fee
Residential or commercial use	3/4"	\$450
Residential or commercial use	1"	\$600
As justified by engineering requirements	1.5"	\$900
As justified by engineering requirements	2"	\$1,250

7. Pressurized Irrigation Connection Fee (In addition to Impact Fee)

Required for older services that are unable to accept a meter

Description	Meter Size	Fee
1" Service, only requires meter adapter parts	1"	\$50
1" Service, requires reconstruction	1"	\$600
1.5" Service, requires reconstruction	1.5"	\$900
2" Service, requires reconstruction	2"	\$1,250
Other	-	Actual cost of parts and labor

8. Pressurized Irrigation Meter Connection Fee (in addition to Impact Fee and Pressurized Irrigation Connection Fee, if applicable)

Description	Meter Size	Fee
1" Meter installation with provisions for meter	1"	\$500
1.5" Meter installation with provisions for meter	1.5"	\$1,000
2" Meter installation with provisions for meter	2"	\$1,300
Other	-	Actual cost of parts and labor

9. Pressurized Irrigation Rates (Temporary disconnection is not permitted unless authorized by the Alpine City Administrator. See example calculation in Appendix C):

Users	Rate
All Users - meter fee	\$1.00
Residential, Commercial, Church and School Users	Base Rate + Usage Rate = Total Bill (see Base Rate and Usage Rates below)
Residential shareholders in Alpine Irrigation Co.	\$0.000682 per square foot per month
Agricultural shareholder in Alpine Irrigation Co.	\$1.27 per acre per month
Excess Share Credit	\$5.52 per share per month

- a. 2025 Pressurized Irrigation Base Rate Calculation = \$42.44 per acre per month
- b. 2025 Pressurized Irrigation Usage Rate Calculation= Cost is calculated through a tiered rate structure based on an allocation of water for the size and type of property, gallons used and which month the water is used. Tiered rates, allocation amounts and allocations by month are all shown below:

Tiered Rates	
Tier	Cost/1,000 gallons
1	\$0.129
2	\$0.368
3	\$0.459
4	\$0.734
5	\$1.102
6	\$1.396
Allocation Amounts*	
Use	Allocation (gallons/acre)
Residential	118,175
Commercial	36,930
Churches	64,627
Schools	97,864
*Allocation amounts fluctuate by month to account for seasonal water needs as follows:	
Month	Percentage of Gallons Allowed by Tier
April/October	34%
May/June/September	92%
July/August	129%
(See example calculations in Appendix C)	

Monthly Gallons Allowed per Acre for Each Tier					
Use	Tier	% Allocation Allowed	April / October	May/June/ September	July/August
Residential	1	0-75%	30,000	81,750	114,000
	2	75-100%	10,000	27,250	38,000
	3	100-150%	20,000	54,500	76,000
	4	150-200%	20,000	54,500	76,000
	5	200-250%	20,000	54,500	76,000
	6	250%+	Unlimited	Unlimited	Unlimited
Commercial	1	0-75%	9,375	25,547	35,625
	2	75-100%	3,125	8,516	11,875
	3	100-150%	6,250	17,031	23,750

	4	150-200%	6,250	17,031	23,750
	5	200-250%	6,250	17,031	23,750
	6	250%+	Unlimited	Unlimited	Unlimited
Churches	1	0-75%	16,406	44,707	62,344
	2	75-100%	5,469	14,902	20,781
	3	100-150%	10,938	29,805	41,563
	4	150-200%	10,938	29,805	41,563
	5	200-250%	10,938	29,805	41,563
	6	250%+	Unlimited	Unlimited	Unlimited
Schools	1	0-75%	24,844	67,699	94,406
	2	75-100%	8,281	22,566	31,469
	3	100-150%	16,563	45,133	62,938
	4	150-200%	16,563	45,133	62,938
	5	200-250%	16,563	45,133	62,938
	6	250%+	Unlimited	Unlimited	Unlimited

10. Other Utility Fees and Rates

- a. Deposit of \$100 refunded after one year of prompt payment \$100 deposit
- b. Transfer of service \$25
- c. Delinquent and Disconnect/Reconnect
 - (1) First time annually: \$70 + 10% penalty (the \$70 + 10% will be waived if the customer signs up for automatic bill pay by credit card through Xpress Bill Pay)
 - (2) Subsequent times \$45 + 10% penalty
- d. Utility tampering fee \$299
- e. Fees for Damage to Culinary Water Meter Components:
 - (1) Endpoint \$175
 - (2) Meter Can Lid \$50
 - (3) Meter Can Ring \$90
 - (4) Other Components at cost
- f. Fees for Damage to Pressurized Irrigation Meter Components:
 - (1) Endpoint \$175
 - (2) Complete Box for 1" Meter (includes lid) \$200
 - (3) Complete Box for 1.5" & 2" Meter (includes lid) \$550
 - (4) Lid for 1" Meter \$55
 - (5) Lid for 1.5" and 2" Meter \$200
 - (6) Other Components at cost

11. Water Management Plan Violation Fees:

- a. 1st Violation: Written warning
- b. 2nd Violation: Service will be locked with \$50 fee required to have lock removed.
- c. 3rd and Subsequent Violations: Service will be locked with \$200 fee required to have lock removed

12. Sewer Connection Fee \$125

13. Sewer Usage Rate

a.	Amount Used	Rate
	0 to 2,000 gallons per month	\$14.40
	Each 1,000 gallons over 2,000 gallons per month	\$3.94

Sewer rates are based on average monthly water use from October 1 – March 30.

- b. Timpanogas Service District Surcharge: \$10/utility account per month

14. Storm Drain Usage Rate

Parcels	Rate
Residential (1 ERU)	\$5.00 per month
Commercial	The charge shall be based on the total square feet of the measured impervious surface divided by 4,200 square feet (or 1 ERU), and rounded to the nearest whole number. The actual total monthly service charge shall be computed by multiplying the ERU's for a parcel by the rate of \$5.00 per month. See Municipal Code 14-403.6 for available credits.
Undeveloped	No charge

15. Infrastructure Protection Violation \$300

16. Monthly Residential Waste

- | | |
|--|---------|
| a. Collection Fee (1st unit) | \$11.85 |
| b. Collection Fee each additional unit | \$7.60 |
| c. Recycling (1st unit) | \$7.50 |
| d. Recycling each additional unit | \$7.50 |

17. Transfer of Utility Service \$25

G. PARKS:

- | | |
|--|----------------|
| 1. Resident General City Park Reservation | \$25 use fee |
| 2. Non-resident General City Park Reservation
(Parks other than Creekside Park) | \$75 use fee |
| 3. Non-resident Creekside Park Reservation | \$100 use fee |
| 4. Sports use of City Parks | |
| a. Rugby, Soccer, Football, Baseball, etc. | \$2 per player |
| b. Outside Leagues | \$10 per game |
| 5. Mass Gathering Event Application Fee | |
| a. Residents | \$150 |
| b. Non-resident | \$300 |
| c. Business Entities | \$2,500 |
| 6. Lambert Park | |

- a. Event - Resident \$25 + \$150 deposit
- b. Event - Non-resident \$75 + \$150 deposit
- c. Races in Lambert Park \$500 + mass gathering fee and deposit
- 7. Rodeo Grounds
 - a. Event - Resident \$25 + \$150 deposit
 - b. Event - Non-resident \$75 + \$150 deposit

H. IMPACT FEES:

- 1. Storm Drain \$800
- 2. Street \$1,183.32
- 3. Park/Trail \$2,688
- 4. Sewer \$362.52
- 5. Timpanogos Special Service District \$5,931
- 6. Culinary Water
 - a. With Pressurized Irrigation Service \$1,162.99
 - b. Without Pressurized Irrigation Service \$13,955.88
- 7. Pressurized Irrigation without Culinary Water
 - a. 0.25 acre lot \$4,666.95
 - b. 0.5 acre lot \$4,833.62
 - c. 1 acre lot \$6,722.63
 - d. Larger lots, Commercial, Religious & Educational Calculated**

**Calculation will be as outlined in the "2021 Pressurized Irrigation System Master Plan, Impact Facility Plan & Impact Fee Analysis" dated December 2021, prepared by Horrocks Engineers.

I. CEMETERY:

- 1. Headstone marking fee \$75
- 2. Single Burial Lot or Space (resident only) \$1,700 (limited to purchasing 3 plots)
- 3. Opening & Closing Graves*

	Weekday	Saturday
Resident	\$800	\$1,050
Resident Infant (under one year)	\$125	\$350
Non-Resident Infant (under one year)	\$175	\$400
Non-Resident	\$1,200	\$1,700

- | | | |
|----|---|---------|
| 4. | Disinterment | \$1,500 |
| | <i>City will remove all earth and obstacles leaving vault exposed</i> | |
| 5. | Cremation | |
| a. | Burial of ashes - Resident Non-Residents | \$500 |
| 6. | Deed Work | \$50 |
| 7. | *No Holiday Burials or Burials after 2:00 PM | |

J. SMALL WIRELESS FACILITIES RIGHT-OF-WAY RATES:

The fee a wireless provider shall pay for the right to use the right-of-way shall be the greater of the following:

1. 3.5% of all gross revenue relative to the wireless provider's use of the right-of-way for small wireless facilities; or
2. \$250 annually for each small wireless facility.

II. OTHER FEES:

It is not intended by this Resolution to repeal, abrogate, annul or in any way impair or interfere with the existing provisions of other resolutions, ordinances, or laws except to effect modification of the fees reflected above. The fees listed in the Consolidated Fee Schedule supersede present fees for services specified, but all fees not listed remain in effect. Where this Resolution imposes a higher fee than is imposed or required by existing provisions, resolution, ordinance, or law, the provisions of this Resolution shall control.

APPENDIX A

Square Foot Construction Costs^{a, b, c, d}

Group	(2008 International Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	207.99	201.27	198.59	188.35	177.31	172.08	162.33	161.78	155.82
	Assembly, theaters, without stage	188.37	181.85	178.97	168.72	157.73	152.50	142.70	142.19	136.23
A-2	Assembly, nightclubs	180.35	155.84	151.87	146.10	137.40	133.55	140.99	124.59	120.41
A-2	Assembly, restaurants, bars, banquet halls	159.35	154.84	149.87	145.10	135.40	132.58	139.99	122.69	119.41
A-3	Assembly, churches	191.73	185.01	180.33	172.08	161.08	155.82	165.05	145.52	139.66
A-3	Assembly, general, community halls, libraries, museums	182.11	155.39	149.71	142.46	129.82	126.20	135.44	114.89	109.83
A-4	Assembly, arenas	187.37	180.65	174.97	167.72	155.73	151.50	161.70	140.19	135.23
B	Business	161.10	165.30	150.33	143.24	130.34	125.99	137.63	114.22	109.47
E	Educational	176.25	170.31	165.47	158.28	148.32	140.74	153.03	130.54	125.61
F-1	Factory and industrial, moderate hazard	97.88	93.20	87.88	84.88	76.10	72.71	81.54	62.67	59.24
F-2	Factory and industrial, low hazard	98.88	92.20	87.88	83.98	76.10	71.71	80.34	62.87	58.24
H-1	High Hazard, explosives	91.50	87.02	82.70	78.78	71.10	68.71	75.36	57.87	N.P.
H234	High Hazard	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.87	53.24
H-5	HPM	161.10	165.30	150.33	143.24	130.34	125.99	137.63	114.22	109.47
I-1	Institutional, supervised environment	161.32	155.78	151.81	145.46	135.81	132.09	146.81	122.94	118.11
I-2	Institutional, hospitals	271.13	265.33	260.35	253.27	239.63	N.P.	247.66	223.51	N.P.
I-2	Institutional, nursing homes	189.55	183.75	178.78	171.69	159.17	N.P.	169.08	143.05	N.P.
I-3	Institutional, restrained	185.18	179.37	174.39	167.30	155.66	149.72	161.89	139.55	132.80
I-4	Institutional, day care facilities	161.32	155.78	151.81	145.46	135.81	132.09	146.81	122.94	118.11
M	Mercantile	118.24	114.73	108.76	104.89	95.94	93.10	99.88	83.13	79.95
R-1	Residential, hotels	163.43	157.90	153.72	147.56	137.69	133.97	148.68	124.81	119.99
R-2	Residential, multiple family	136.97	131.44	127.28	121.11	111.35	107.63	122.34	98.47	93.65
R-3	Residential, one- and two-family	129.98	125.37	123.27	120.01	115.61	112.01	118.02	108.33	101.95
R-4	Residential, care/assisted living facilities	161.32	155.78	151.81	145.46	135.81	132.09	146.81	122.94	118.11
S-1	Storage, moderate hazard	90.50	88.02	80.70	77.78	69.10	65.71	74.35	55.67	52.24
S-2	Storage, low hazard	89.50	85.02	80.70	76.78	68.10	64.71	73.35	55.67	51.24
U	Utility, miscellaneous	69.10	65.33	61.44	58.37	52.71	49.14	55.08	41.81	39.91

- a. Private Garages use Utility, miscellaneous
b. Unfinished basements (all use group) = \$15.00 per sq. ft.
c. For shell only buildings deduct 20 percent.
d. N.P. = not permitted

Electronic files of the latest Building Valuation Data can be downloaded from the Code Council website
at www.iccsafe.org/cs/techservices

APPENDIX B

BUILDING PERMIT FEES (2021 IRC Appendix AL, as amended)

Total Valuation	Fee
\$1 to \$500	\$24
Total Value from \$501 to \$2,000	
First \$500	\$24
Plust \$3 for each additional \$100 or fraction thereof, to and including \$2,000	
Total value _____ = _____ - 5 = _____ x \$3 = _____	
100	
Building Permit Fee	
Total Value from \$2,001 to \$40,000	
First \$2,000	\$69
Plust \$11 for each additional \$1,000 or fraction thereof, to and including \$40,000	
Total value _____ = _____ - 2 = _____ x \$11 = _____	
1,000	
Building Permit Fee	
Total Value from \$40,001 to \$100,000	
First \$40,000	\$487
Plust \$9 for each additional \$1,000 or fraction thereof, to and including \$100,000	
Total value _____ = _____ - 40 = _____ x \$9 = _____	
1,000	
Building Permit Fee	
Total Value from \$100,001 to \$500,000	
First \$100,000	\$1,027
Plust \$7 for each additional \$1,000 or fraction thereof, to and including \$500,000	
Total value _____ = _____ - 100 = _____ x \$7 = _____	
1,000	
Building Permit Fee	
Total Value from \$500,001 to \$1,000,000	
First \$500,000	\$3,827
Plust \$5 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	
Total value _____ = _____ - 500 = _____ x \$5 = _____	
1,000	
Building Permit Fee	
Total Value from \$1,000,001 to \$5,000,000	
First \$1,000,000	\$6,327
Plust \$3 for each additional \$1,000 or fraction thereof, to and including \$5,000,000	
Total value _____ = _____ - 1,000 = _____ x \$3 = _____	
1,000	
Building Permit Fee	
Total Value from \$5,000,001 and over	
First \$5,000,000	\$18,327
Plust \$1 for each additional \$1,000 or fraction thereof	
Total value _____ = _____ - 5,000 = _____ x \$1 = _____	
1,000	
Building Permit Fee	

<https://codes.iccsafe.org/content/IRC2021P2/appendix-al-permit-fees>

APPENDIX C

2025 PRESSURIZED IRRIGATION RATE CALCULATION EXAMPLE

See consolidated fee schedule for base rate, usage tiered rates, allocation amounts, gallons allowed per tier, etc.

Property Type = Residential
Property Acreage = 0.35 acres
Metered Usage = 125,000 gallons
Month = July

Step 1 – Calculate the Base Rate

Base Rate = $0.35 * \$42.44 = \14.85

Steps 2 – 5 Calculate the Usage Rate

Step 2 – Calculate the allowed gallons per tier, using the property size

$0.35 \times \text{Tier 1 Allowed Gallons} = 0.35 * 114,000 = 39,900$
 $0.35 \times \text{Tier 2 Allowed Gallons} = 0.35 * 38,000 = 13,300$
 $0.35 \times \text{Tier 3 Allowed Gallons} = 0.35 * 76,000 = 26,600$
 $0.35 \times \text{Tier 4 Allowed Gallons} = 0.35 * 76,000 = 26,600$
 $0.35 \times \text{Tier 5 Allowed Gallons} = 0.35 * 76,000 = 26,600$
 $0.35 \times \text{Tier 6 Allowed Gallons} = \text{Unlimited Gallons}$

Step 3 – Calculate how many gallons were used in each tier

Total gallons used was 125,000 gallons, these needs spread out into the tiers, starting with Tier 1

Tier 1 = $125,000 - 39,900 = 85,100$ left over, all allowed 39,900 gallons used in this tier

Tier 2 = $85,100 - 13,300 = 71,800$ left over, all allowed 13,300 gallons used in this tier

Tier 3 = $71,800 - 26,600 = 45,200$ left over, all allowed 26,600 gallons used in this tier

Tier 4 = $45,200 - 26,600 = 18,600$ left over, all allowed 26,600 gallons used in this tier

Tier 5 = $18,600 - 26,600 = \text{None}$ left over, 18,600 used in this tier

Tier 6 – None left over, no gallons used in this tier in this example

Step 4 – Calculate cost per tier

Tier 1 cost = $\$0.129 * 39,900 / 1000 = \5.15

Tier 2 cost = $\$0.368 * 13,300 / 1000 = \4.89

Tier 3 cost = $\$0.459 * 26,600 / 1000 = \12.21

Tier 4 cost = $\$0.734 * 26,600 / 1000 = \19.52

Tier 5 cost = $\$1.102 * 18,600 / 1000 = \20.50

Tier 6 cost = $\$1.396 * 0 = \0.00

Step 5 – Calculate total Usage Rate by adding tiered costs from Step 4

\$ 5.15

\$ 4.89

\$12.21

\$19.52

\$20.50

+ \$ 0.00

Total Usage Rate = \$62.27

Step 6 – Calculate Pressurized Irrigation Bill by adding the Base Rate and Usage Rate

Base Rate \$14.85

Usage Rate + \$62.27

Total PI Bill = \$77.12



Accounts Receivable
1545 E Commerce Dr
St. George UT 84790

Bill To

City of Alpine
Attn: Shane Sorenson
20 North Main Street
Alpine UT 84004

Services Performed For	Invoice #	Date	PO/LD #
------------------------	-----------	------	---------

City of Alpine
Multiple Locations - See Maps
100 W
Alpine UT 84004

HAU924636

9/8/2025

Terms

Due Upon Completion

Adviser Information

Aaron Eppley
Email: aaron@holbrookasphalt.com
Phone: 435-703-0023

Description

2025 HA5 Late Summer

Item	Qty	UM	Rate	Total
See Map				
HA5 Clean & prepare surface using high pressure air & wire bristle brooms. Install "HA5" High Density Mineral Bond advanced performance pavement preservation treatment. No guarantee surface treatments will adhere to areas saturated with motor oil. HA5 meets demands of High Density Mineral Bond Specification established by agency engineers.	404,782	SqFt	0.38	153,817.16
HA5 Traffic Control The Main Street HA5 traffic control plan includes a northbound one-way road closure with detour and an east-westbound full closure with detour. The initial setup will remain in place for 24 hours. A southbound one-way road closure with detour and an east-westbound full closure with detour will also be implemented. The initial setup and final pickup will remain in place for 24 hours.	1	Ea	2,565.48	2,565.48
HA5 Shuttle Shuttle Service - HA5	2	Ea	750.00	1,500.00
Note (1) Traffic control will require 24-hour road closures. If additional closures or methods are required, additional traffic control costs will be added. (2) Taxes are not included in this proposal. If required by jurisdiction, those costs will be added to the project invoices. (3) Standard cleaning is included in the unit price. Items NOT considered to be standard cleaning includes heavy dirt, mud, construction or landscaping debris, and foreign material on the pavement surface. All non-standard cleaning requirements must be completed and approved by a Holbrook Asphalt representative prior to the start of project.				

Amount Due	\$157,882.64
-------------------	---------------------



Alpine City
Attn. Shane Sorensen
20 North Main Street
Alpine, UT 84004
(801) 420-2962
ssorensen@alpinecity.org

Date: September 18, 2025
Bid #: UT17136UM
Invoice #: UT81386UM

Precision Concrete Cutting
3191 North Canyon Road
Provo, Utah 84604
(801) 224-0025 - phone
(801) 224-0062 - fax
Federal ID #: 04-3800739
Bryson Larsen
(801) 310-5101 - cell

Total Ln. Ft.
1,413.3

Total In. Ft.
831.659

PRECISION CONCRETE CUTTING					
No.	Size	Size	Lineal Feet	Location	Inch Feet
1	1.375	0.125	4.5	720 N 400 W N side near corner	3.375
2	0.5	0.375	4	720 N 400 W N side	1.750
3	0.5	0.25	4	720 N 400 W near driveway	1.500
4	0.5	0.125	4	720 N 400 W in driveway	1.250
6	0.875	0.125	4.5	720 N 400 W near fire hydrant	2.250
7	2	1.5	4	720 N 400 W near fire hydrant	7.000
8	0.875	0.625	4	407 International Way near driveway	3.000
9	1.25	0.25	4	407 International Way near driveway	3.000
10	0.5	0.125	4	407 International Way	1.250
11	0.625	0.125	4	407 International Way	1.500
12	1	0.25	4	407 International Way next to mailbox	2.500
13	0.875	0.25	4	399 International Way in driveway	2.250
14	0.625	0.125	4.5	399 International Way	1.688
16	0.875	0.125	4.5	399 International Way	2.250
17	2	0.125	4.5	395 International Way near electric box	4.781
18	1.875	0.375	4	395 International Way next to electric box	4.500
19	0.875	0.125	4	395 International Way near electric box	2.000
20	0.875	0.625	4	395 International Way	3.000
21	0.625	0.125	4.5	395 International Way in side driveway	1.688
22	1.5	0.125	4.5	381 International Way near driveway	3.656
23	0.625	0.125	4.5	381 International Way near driveway	1.688
24	0.875	0.375	4	381 International Way	2.500
25	1.75	0.25	4	381 International Way	4.000
26	0.75	0.375	4	381 International Way	2.250
27	0.75	0.125	4.5	381 International Way	1.969
28	0.625	0.25	4	381 International Way	1.750
29	0.75	0.125	4.5	381 International Way	1.969
30	1.125	0.125	4.5	381 International Way	2.813
31	0.75	0.125	4.5	381 International Way	1.969
32	0.5	0.125	4	381 International Way	1.250
33	0.625	0.125	4.5	381 International Way	1.688
34	1	0.625	4	381 International Way near electric box	3.250

35	1	0.125	4.5	361 International Way	2.531
36	0.75	0.25	4	361 International Way	2.000
37	1	0.875	4	361 International Way	3.750
38	0.625	0.125	4.5	361 International Way in driveway	1.688
39	0.625	0.125	3	353 International Way near driveway	1.125
40	1	0.625	4	353 International Way near driveway	3.250
41	0.5	0.375	4	353 International Way near driveway	1.750
42	0.5	0.125	3.5	353 International Way	1.094
43	0.5	0.25	4	337 International Way near mailbox	1.500
44	0.625	0.25	4	337 International Way	1.750
45	0.75	0.375	4	337 International Way	2.250
47	0.625	0.375	4	289 International Way next to lamp pole	2.000
48	0.625	0.375	4	289 International Way	2.000
49	0.5	0.25	4	289 International Way near driveway	1.500
51	0.875	0.5	4	257 International Way in driveway	2.750
52	0.625	0.375	4	233 Fairview Cir W side	2.000
53	**Already Repaired**			233 Fairview Cir NW corner	-
54	0.875	0.625	4	233 Fairview Cir N side	3.000
55	0.5	0.375	4	203 Fairview Cir near driveway	1.750
56	0.75	0.625	4	184 Fairview Cir in driveway	2.750
57	0.5	0.125	3.5	241 International Way S side	1.094
58	0.5	0.25	4	241 International Way S side	1.500
59	0.875	0.625	4	241 International Way W side	3.000
60	0.625	0.375	4	237 International Way W side	2.000
61	1	0.75	4	237 International Way W side	3.500
62	0.75	0.75	3	237 International Way NW corner	2.250
63	0.625	0.125	4	237 International Way NW corner	1.500
64	0.5	0.125	4	195 Meadowlark Dr near driveway	1.250
66	1	0.625	4	195 Meadowlark Dr next to mailbox	3.250
67	0.875	0.25	4	195 Meadowlark Dr	2.250
68	0.75	0.125	3.5	163 Meadowlark Dr next to fire hydrant	1.531
69	0.5	0.25	3	163 Meadowlark Dr near mailbox	1.125
70	0.625	0.5	4	147 Meadowlark Dr near driveway	2.250
71	0.75	0.625	4	1001 Fort Canyon Rd S side across from 163	2.750
72	0.625	0.125	4	1001 Fort Canyon Rd S side	1.500
73	0.75	0.625	4	1001 Fort Canyon Rd S side	2.750
74	0.625	0.375	4	1001 Fort Canyon Rd S side	2.000
76	0.75	0.375	4	1001 Fort Canyon Rd near SW driveway	2.250
77	0.625	0.375	4	1001 Fort Canyon Rd near SW driveway	2.000
78	0.5	0.125	3	1001 Fort Canyon Rd SW side	0.938
79	0.75	0.125	4	1001 Fort Canyon Rd SW side	1.750
80	0.875	0.625	4	298 Meadowlark Dr near driveway	3.000
81	0.875	0.125	4.5	304 Meadowlark Dr	2.250
82	1.25	0.375	4	304 Meadowlark Dr	3.250
83	0.5	0.25	4	308 Meadowlark Dr next to fire hydrant	1.500
84	0.875	0.25	4	312 Meadowlark Dr	2.250
85	0.5	0.375	4	320 Meadowlark Dr in driveway	1.750

86	0.5	0.125	3.5	320 Meadowlark Dr in driveway	1.094
87	0.625	0.125	4	320 Meadowlark Dr next to fire hydrant	1.500
88	0.875	0.5	4	319 Meadowlark Dr S side	2.750
89	2	2	4	254 International Way	8.000
90	0.75	0.375	4	242 International Way	2.250
93	1.625	0.375	4	238 International Way near side driveway	4.000
95	0.75	0.625	4	234 International Way	2.750
96	1.5	0.625	10	234 International Way NE corner	10.625
97	0.75	0.625	4	234 International Way N side	2.750
98	1.75	1.375	4	234 International Way N side	6.250
100	0.75	0.125	4	301 Meadowlark Dr	1.750
101	1.25	0.25	4	301 Meadowlark Dr	3.000
102	0.75	0.375	4		2.250
103	0.5	0.125	4	311 Meadowlark Dr next to light pole	1.250
104	1	0.75	4	311 Meadowlark Dr	3.500
105	0.75	0.25	4	311 Meadowlark Dr	2.000
107	0.625	0.25	4	319 Meadowlark Dr W side near driveway	1.750
108	1	0.5	4	319 Meadowlark Dr W side near corner	3.000
109	1	0.375	4	342 International Way	2.750
110	1.125	0.5	4	342 International Way	3.250
111	0.75	0.5	4	342 International Way	2.500
112	0.75	0.375	4	342 International Way in driveway	2.250
113	0.75	0.125	4	358 International Way	1.750
114	1.125	0.375	4	358 International Way	3.000
115	0.75	0.5	4	358 International Way	2.500
116	1.625	1.125	4	358 International Way near fire hydrant	5.500
117	0.5	0.125	4.5	362 International Way near fire hydrant	1.406
118	0.75	0.5	4	362 International Way near driveway	2.500
119	0.875	0.125	4.5	384 International Way near light pole	2.250
120	1	0.625	4	384 International Way near driveway	3.250
121	0.625	0.5	4	384 International Way near mailbox	2.250
122	0.5	0.25	4	820 Eagleview Dr E side on International Way	1.500
123	0.625	0.5	4	820 Eagleview Dr E side on International Way	2.250
124	0.75	0.375	4	760 Eagleview Dr SE side	2.250
125	0.875	0.125	4.5	760 Eagleview Dr SE side	2.250
126	0.625	0.125	4	760 Eagleview Dr SE side	1.500
127	0.625	0.125	4	760 Eagleview Dr S side	1.500
128	0.625	0.125	4.5	760 Eagleview Dr S side near stop sign	1.688
129	0.625	0.375	4	820 Eagleview Dr	2.000
130	0.5	0.25	4	461 Lakeview Dr W side near street sign	1.500
131	0.875	0.875	4	461 Lakeview Dr near driveway	3.500
132	0.625	0.25	4	461 Lakeview Dr next to mailbox	1.750
133	0.75	0.25	3.5	423 Lakeview Dr in driveway	1.750
134	0.625	0.25	4	423 Lakeview Dr in driveway	1.750
135	0.75	0.375	4	436 Lakeview Dr near driveway	2.250
136	1.5	0.75	6	436 Lakeview Dr near mailbox	6.750

137	1.125	0.75	4	442 Lakeview Dr next to fire hydrant	3.750
138	0.75	0.375	4	612 Lakeview Dr in driveway	2.250
139	0.75	0.5	4	612 Lakeview Dr in driveway	2.500
140	0.75	0.5	4	707 Lakeview Dr	2.500
141	0.625	0.375	4	693 Lakeview Dr	2.000
142	1.25	0.25	4	693 Lakeview Dr near mailbox	3.000
143	0.625	0.125	4	677 Lakeview Dr near mailbox	1.500
144	0.875	0.125	4	677 Lakeview Dr near driveway	2.000
145	1.625	0.125	4	677 Lakeview Dr near driveway	3.500
146	0.875	0.125	4	677 Lakeview Dr	2.000
147	0.625	0.25	3	651 Lakeview Dr	1.313
148	0.625	0.375	4	613 W Treeline Dr W side near driveway	2.000
149	0.5	0.25	4	613 W Treeline Dr W side in driveway	1.500
150	0.5	0.25	4	613 W Treeline Dr E side	1.500
151	0.75	0.5	4	613 W Treeline Dr E side near driveway	2.500
152	0.5	0.25	4	546 W Treeline Dr	1.500
153	0.75	0.25	4	584 W Treeline Dr near mailbox	2.000
154	0.875	0.625	4	593 Lakeview draw side near fire hydrant	3.000
155	1.25	0.875	4	563 Lakeview Dr	4.250
156	1.25	0.125	4.5	535 Lakeview Dr PLANTS NEED TO BE CLEARED OUT	3.094
158	0.75	0.375	5	857 Eagleview Dr	2.813
159	0.625	0.375	3	795 Eagleview Dr	1.500
160	0.5	0.125	5.5	near first baseball field	1.719
161	0.625	0.25	5	near crosswalk	2.188
162	0.75	0.125	4	226 Parkway W near fire hydrant	1.750
163	1	0.375	4	226 Parkway W near fire hydrant	2.750
164	0.625	0.125	4	226 Parkway W	1.500
165	0.625	0.25	3	226 Parkway W near driveway	1.313
166	1.25	0.625	5	226 Parkway W in driveway	4.688
167	1.125	0.75	4	226 Parkway W near mailbox	3.750
168	1.5	0.875	4	210 Parkway W	4.750
169	0.625	0.125	4.5	210 Parkway W next to mailbox	1.688
170	0.75	0.125	4.5	210 Parkway W near driveway	1.969
171	0.625	0.125	4	196 Parkway W	1.500
172	0.5	0.125	4.5	196 Parkway W	1.406
173	0.75	0.375	4	196 Parkway W near driveway	2.250
174	1.125	0.75	4	196 Parkway W next to mailbox	3.750
175	0.875	0.625	4	178 W Pkwy Dr	3.000
176	0.5	0.125	4	178 W Pkwy Dr near mailbox	1.250
178	0.75	0.375	4	130 W Pkwy Dr	2.250
179	1	0.125	4.5	130 W Pkwy Dr	2.531
180	1.125	0.125	4.5	130 W Pkwy Dr next to mailbox	2.813
181	1.375	0.125	4.5	110 Parkway W near driveway	3.375
182	0.625	0.125	4	110 Parkway W near driveway	1.500
183	0.5	0.375	4	110 Parkway W	1.750
184	1.125	0.125	4.5	110 Parkway W	2.813
185	2	0.5	4	110 Parkway W	5.000

186	1.375	0.25	4	110 Parkway W	3.250
187	1.75	1.125	4	94 S 100 W St near stop sign	5.750
188	0.625	0.375	4	94 S 100 W St along white fence	2.000
189	1.625	0.125	4.5	94 S 100 W St along white fence	3.938
190	1.125	0.875	4	133 W Pkwy Dr	4.000
191	0.75	0.5	4	133 W Pkwy Dr	2.500
192	0.75	0.25	4	133 W Pkwy Dr near driveway	2.000
193	0.625	0.125	4.5	133 W Pkwy Dr near driveway	1.688
194	0.875	0.25	4	133 W Pkwy Dr near mailbox	2.250
195	0.625	0.5	4	155 W Pkwy Dr	2.250
196	0.875	0.125	4.5	155 Parkway W near driveway	2.250
197	0.5	0.125	4.5	177 Parkway W near driveway	1.406
198	0.75	0.125	4	177 Parkway W in driveway	1.750
199	1.125	0.25	4	177 Parkway W near driveway	2.750
200	0.625	0.25	2.5	185 Parkway W	1.094
201	0.75	0.5	4	185 Parkway W near mailbox	2.500
202	0.625	0.375	4	209 Parkway W near mailbox	2.000
203	1.375	0.25	4	209 Parkway W in driveway	3.250
204	0.625	0.25	4	209 Parkway W in driveway	1.750
205	0.875	0.125	3.5	209 Parkway W near driveway	1.750
206	1.25	0.5	4	209 Parkway W	3.500
207	0.5	0.125	4	209 Parkway W	1.250
208	0.5	0.125	4	209 Parkway W	1.250
209	0.75	0.125	4.5	227 Parkway W near mailbox	1.969
210	1.375	1	4	227 Parkway W near mailbox	4.750
211	0.625	0.25	4	227 Parkway W in driveway	1.750
212	0.75	0.25	4	239 Parkway S	2.000
213	1.375	0.75	4	239 Parkway S near mailbox	4.250
214	0.625	0.125	4.5	239 Parkway S next to mailbox	1.688
215	0.875	0.125	4	239 Parkway S	2.000
216	0.5	0.375	4	15 E 200 N SW corner	1.750
217	0.625	0.375	3	15 E 200 N W side	1.500
218	1	0.5	4.5	15 E 200 N W side	3.375
219	1.625	0.5	4.5	15 E 200 N W side	4.781
220	0.5	0.125	7.5	15 E 200 N W side	2.344
221	0.5	0.125	4.5	15 E 200 N W side	1.406
222	0.625	0.25	4.5	15 E 200 N W side	1.969
223	0.5	0.25	4.5	220 N Main St near telephone pole	1.688
224	0.5	0.125	5	264 N Main St	1.563
225	0.625	0.5	5	270 N Main St near telephone pole	2.813
226	0.875	0.25	3.5	270 N Main St near speed limit sign	1.969
227	0.75	0.5	5	19 E Hunters Ridge Cir W side near corner	3.125
228	0.875	0.5	6	19 E Hunters Ridge Cir W side near corner	4.125
229	0.75	0.625	4.5	19 E Hunters Ridge Cir N side near corner	3.094
230	0.625	0.125	4.5	19 E Hunters Ridge Cir N side near corner	1.688
231	1.125	0.125	4	19 E Hunters Ridge Cir N side near driveway	2.500
232	0.75	0.125	4	19 E Hunters Ridge Cir N side in driveway	1.750
233	0.5	0.25	4	19 E Hunters Ridge Cir N side	1.500

234	0.75	0.25	3	41 E Hunters Ridge Cir near driveway	1.500
235	0.625	0.5	4	65 E Hunters Ridge Cir	2.250
236	0.75	0.125	4	65 E Hunters Ridge Cir near driveway	1.750
237	0.875	0.125	3.5	65 E Hunters Ridge Cir in driveway	1.750
238	0.5	0.125	4.5	65 E Hunters Ridge Cir in driveway	1.406
239	0.625	0.125	4.5	80 E Hunters Ridge Cir near lamp pole	1.688
240	0.625	0.25	2.5	80 E Hunters Ridge Cir in driveway	1.094
241	0.5	0.25	4	330 N Hunters Rdg Cir in driveway	1.500
242	1.125	0.875	4	330 N Hunters Rdg Cir near driveway	4.000
243	0.625	0.25	3	346 E Hunters Ridge Cir in driveway	1.313
244	0.75	0.5	4	346 E Hunters Ridge Cir	2.500
245	0.625	0.125	4.5	346 E Hunters Ridge Cir	1.688
246	1	0.125	4.5	346 E Hunters Ridge Cir	2.531
248	0.5	0.25	4	385 N Hunters Rdg Cir	1.500
249	0.625	0.25	4	385 N Hunters Rdg Cir in driveway	1.750
251	0.75	0.5	4	361 N Hunters Rdg Cir	2.500
252	0.5	0.25	4	361 N Hunters Rdg Cir in driveway	1.500
253	0.5	0	4.5	361 N Hunters Rdg Cir near driveway	1.125
254	0.875	0.5	4	361 N Hunters Rdg Cir	2.750
255	0.75	0.25	3	361 N Hunters Rdg Cir	1.500
256	0.625	0.25	4	22 E Hunters Ridge Cir near fire hydrant	1.750
257	0.5	0.125	5	22 E Hunters Ridge Cir W side	1.563
258	1.125	0.125	5	378 N Main St in driveway	3.125
259	1	0.25	4	378 N Main St	2.500
261	0.75	0.125	5	cemetery driveway	2.188
262	0.75	0.25	4	cemetery driveway	2.000
263	0.75	0.375	5	454 N Main St	2.813
264	1.5	1	5	480 N Main St next to fire hydrant	6.250
265	1.125	0	4.5	504 N Main St NE side in circle	2.531
266	0.5	0.25	3	504 N Main St NE side in circle	1.125
267	0.625	0.125	3	32 Sledhill Cir	1.125
268	0.625	0.375	4	32 Sledhill Cir	2.000
269	0.75	0	4.5	64 Sledhill Cir next to fire hydrant	1.688
270	1	0.75	4	67 Sledhill Cir near driveway	3.500
271	0.75	0.125	4	67 Sledhill Cir	1.750
272	0.75	0.25	3	67 Sledhill Cir	1.500
273	0.5	0.375	4	13 Sledhill Cir near driveway	1.750
274	0.75	0.25	3	13 Sledhill Cir next to street sign	1.500
275	0.75	0.25	3.5	13 Sledhill Cir near corner	1.750
276	1	0	5.5	13 Sledhill Cir next to telephone pole	2.750
277	0.75	0.25	5	13 Sledhill Cir along white fence	2.500
278	1	0	5	596 N Main St near driveway	2.500
279	0.5	0.25	2.5	596 N Main St in driveway	0.938
280	1.75	1.375	4.5	596 N Main St	7.031
281	1.125	0	5	596 N Main St	2.813
282	2	1.25	4.5	596 N Main St	7.313
283	1	0.25	5	632 N Main St near driveway	3.125
284	0.625	0.375	5	672 N Main St near driveway	2.500

285	0.5	0.375	5	672 N Main St near driveway	2.188
286	0.625	0.25	5	690 N Main St near telephone pole	2.188
287	0.75	0.25	4	728 N Main St next to telephone pole	2.000
288	0.625	0.375	5	728 N Main St in driveway	2.500
289	1.125	0.625	5	762 N Main St next to telephone pole	4.375
290	0.5	0.25	4	762 N Main St next to telephone pole	1.500
291	1.25	0.25	3.5	804 N Main St near telephone pole	2.625
292	0.75	0.25	4.5	804 N Main St next to telephone pole	2.250
293	1	0.125	4	804 N Main St near telephone pole	2.250
294	1	0.25	5	804 N Main St near fire hydrant	3.125
295	0.75	0	5.5	822 N Main St near driveway	2.063
296	0.75	0.625	5	822 N Main St near telephone pole	3.438
297	0.5	0.375	5	822 N Main St near telephone pole	2.188
298	1.25	0.625	5	840 N Main St near sewer grate	4.688
299	0.875	0	4.5	840 N Main St next to sewer grate	1.969
300	1.75	0.25	4	W side of church near sewer grate	4.000
301	0.75	0.125	4	W side of church near sewer grate	1.750
302	1.25	0.375	4	W side of church near driveway	3.250
303	1	0.5	5.5	861 N Main St near corner	4.125
304	0.625	0	5.5	861 N Main St near corner	1.719
305	0.75	0	5.5	861 N Main St	2.063
306	0.75	0.5	5	861 N Main St near driveway	3.125
307	0.625	0.25	3	861 N Main St near mailbox	1.313
308	1.25	0.625	5	837 N Main St near driveway	4.688
309	1.375	0.5	5	837 N Main St next to telephone pole	4.688
310	0.875	0.25	5	817 N Main St in driveway	2.813
311	1	0.625	5	817 N Main St in driveway	4.063
312	1	0.25	5	817 N Main St in driveway	3.125
313	0.75	0.625	5	817 N Main St	3.438
314	0.625	0.25	5	731 N Main St in driveway	2.188
315	0.625	0.25	5	717 N Main St	2.188
316	0.625	0.125	3	717 N Main St near driveway	1.125
317	0.875	0.75	5	703 N Main St near driveway	4.063
318	0.875	0	5	703 N Main St in driveway	2.188
319	1.625	0.25	5	683 N Main St	4.688
320	0.5	0.25	2.5	625 N Main St	0.938
321	0.625	0	5.5	625 N Main St	1.719
322	0.625	0.125	5	625 N Main St	1.875
323	0.625	0.375	5	553 N Main St	2.500
325	0.5	0.375	5	553 N Main St	2.188
326	0.875	0.25	5	553 N Main St	2.813
327	0.625	0.125	3.5	525 N Main St	1.313
328	1.5	0.25	4	525 N Main St	3.500
329	0.75	0.5	5	511 N Main St	3.125
330	0.875	0	5.5	511 N Main St	2.406
331	0.875	0.25	3	511 N Main St	1.688
332	1.125	0.125	5.5	475 N Main St near driveway	3.438
333	0.625	0.25	3	465 N Main St	1.313

334	0.75	0.375	5	465 N Main St near mailbox	2.813
335	0.625	0.125	3	25 Strong Ln near corner	1.125
336	0.875	0.125	3	383 N Main St	1.500
337	1.875	0	4.5	383 N Main St near driveway	4.219
339	0.625	0	4.5	383 N Main St near mailbox	1.406
341	0.5	0.25	2.5	357 N Main St near driveway	0.938
342	0.5	0.125	3	357 N Main St near driveway	0.938
343	0.75	0	4.5	357 N Main St	1.688
344	0.5	0.25	2.5	357 N Main St	0.938
345	1	0.375	4	333 N Main St near mailbox	2.750
346	0.625	0.25	4	333 N Main St near driveway	1.750
347	0.625	0.25	4	333 N Main St in driveway	1.750
348	0.625	0.125	5	305 N Main St in driveway	1.875
349	0.625	0.25	5	265 N Main St in driveway	2.188
350	0.5	0.25	3	255 N Main St	1.125
351	1.5	0.5	5	233 N Main St in driveway	5.000
352	0.5	0.375	5	233 N Main St	2.188
353	0.875	0.5	6	221 N Main St near corner	4.125
354	1	0.75	4	221 N Main ADA Ramp	3.500
355	1.5	1	3.75	221 N Main ADA Ramp	4.688
356	1	0	4	67 Sledhill Circle between hazards 270 and 271	2.000
357	0.5	0.5	4.5	612 N Main Street	2.250
		Totals:	1,413.3		831.659

Total Amount Due: \$39,087.97

TERMS:

Invoice is due upon receipt.

If not paid in full within 30 days of the invoice date a 5% late fee will be assessed every 15 days until it is paid.

The invoice will be sent to a collections agency if payment is not received within 60 days of the invoice date.

A 3% convenience fee will be applied for credit card payments. Payment of this invoice is acknowledgement that the work has been inspected and performed to your satisfaction.

Please let us know if we can be of assistance in the future.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Award Bid – Moyle Park Paving Contract

FOR CONSIDERATION ON: September 23, 2025

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Award the bid for the Moyle Park Paving Contract to Eckles Paving.

BACKGROUND INFORMATION:

Bids were received for the Moyle Park Paving Contract. The curb and gutter will be complete on the Moyle Park Improvement Project by the city council meeting and the road will be ready for pavement soon after. Attached is the bid tab outlining the costs from contractors submitting bids. We anticipate the paving to be complete by October 15.

STAFF RECOMMENDATION:

As part of the consent calendar, award the Moyle Park Paving Contract to Eckles Paving for the amount of 33,768.68.



By Alpine City

PROJECT MANAGER: Shane L. Sorensen, P.E.
PROJECT: Alpine City - Moyle Park Paving Project

BID OPENING: Alpine City Hall
DATE: 18-Sep-25

FOR: Alpine City
20 North Main
Alpine, UT 84004

CONSTRUCTION COST INDEX:

Contractors	Bid Amount	Rank
Engineer's Estimate	\$36,280.40	
Eckles Paving	\$33,768.68	1
Staker Parsons	\$34,326.84	2
Granite Construction	\$37,675.80	3
Average	\$35,257.11	

ENGINEER'S ESTIMATE										BIDDER No. 1 Eckles Paving			BIDDER No. 2 Granite Construction			BIDDER No. 3 Staker Parsons		
ITEM No.	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	ITEM TOTAL	UNIT PRICE	ITEM TOTAL	UNIT PRICE	ITEM TOTAL	UNIT PRICE	ITEM TOTAL	UNIT PRICE	ITEM TOTAL					
1	Finish grade roadbase (road base provided by city)	13954	SF	\$0.35	\$4,883.90	\$0.31	\$4,325.74	\$0.30	\$4,186.20			\$0.31	\$4,325.74					
2	3" Asphalt (APWA 3/8" PG 58-28 Mix - Class 1, 15% RAP)	13,954	SF	\$2.25	\$31,396.50	\$2.11	\$29,442.94	\$2.40	\$33,489.60			\$2.15	\$30,001.10					
Total:					\$36,280.40		\$33,768.68		\$37,675.80				\$34,326.84					

ENGINEER'S ESTIMATE										BIDDER No. 4			BIDDER No. 5			BIDDER No. 6			AVERAGE COSTS		
ITEM No.	DESCRIPTION			UNIT PRICE	ITEM TOTAL	UNIT PRICE	ITEM TOTAL	UNIT PRICE	ITEM TOTAL	UNIT PRICE	ITEM TOTAL	UNIT PRICE	ITEM TOTAL	UNIT PRICE	ITEM TOTAL	UNIT PRICE	ITEM TOTAL				
1	Finish grade roadbase (road base provided by city)	13954	SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.31	\$4,279.23				
2	3" Asphalt (APWA 3/8" PG 58-28 Mix - Class 1, 15% RAP)	13,954	SF		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$2.22	\$30,977.88				
Total:					\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$35,257.11				

Note: Numbers in red denote a mathematical error on the bid sheet.

I hereby certify that this is a true and correct Bid Tabulation for the
Alpine City - Moyle Park Paving Project

Shane L. Sorensen, P.E.
City Administrator/Public Works Director
9/18/25

ALPINE CITY COUNCIL AGENDA

SUBJECT: Fairview Circle Storm Drain Project – Change Order for Canterbury Lane Storm Drain Addition

FOR CONSIDERATION ON: September 23, 2025

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Consider approval of a change order to add the Canterbury Lane Storm Drain Project to the current contract with SMM.

BACKGROUND INFORMATION:

At the August 5, 2025, City Council meeting, the Fairview Circle Storm Drain Project was awarded to Sunset Mountain Machinery (SMM) for the amount of \$116,972.50. There were ten contractors who submitted bids for this project. SMM has performed well, which was expected based on past work experience on projects, and the project is about 90% complete. Their bid price was about \$50,000 under the average of the bids received.

SMM's project performance and price point has led staff to recommend another small storm drain project that has been needed for some time. The project involves installing approximately 530 LF of 15-inch storm drain in Canterbury Lane from Knight Circle to Coventry Lane. This street needs to be repaved in the near future. Ideally the storm drain would be installed prior to repaving the street. SMM was asked to provide a cost for the proposed change order. The amount provided was \$175,504.25. Upon review of unit prices, almost all are lower than the unit prices for the Fairview Circle project. The change order proposal and the original bid tab are included in the packet.

This project would be funded by the storm drain fund. This fund currently has a balance of \$1,047,598. For FY2026, \$200,000 was budgeted for projects, of which approximately \$117,000 is committed to fund the Fairview Circle Project. Upon review of the finances for the storm drain fund and considering anticipated revenue and expenses, the fund balance would end up at around \$750,000 at the end of the budget year if the proposed Canterbury Lane Project moves forward. Staff is comfortable with the anticipated fund balance and recommend approval of the change order.

STAFF RECOMMENDATION:

As part of the consent calendar, approve the change order to add the Canterbury Lane Storm Drain Improvements to the Fairview Circle Storm Drain Contract with Sunset Mountain Machinery for the amount of 175,504.25.

Canterbury Lane Storm Drain

<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Total</u>
1	Mobilization	LS	1	\$6,000.00	\$6,000.00
2	Traffic Control	LS	1	\$5,000.00	\$5,000.00
3	Remove Waterway	SF	411	\$4.75	\$1,952.25
4	Remove and Replace Curb and Gutter	LF	185	\$57.00	\$10,545.00
5	Remove and Replace Sidewalk	SF	552	\$15.00	\$8,280.00
6	Remove and Replace ADA Ramps	EA	4	\$4,000.00	\$16,000.00
7	Remove Asphalt	SF	8258	\$1.00	\$8,258.00
8	Install Catch Basin	EA	2	\$4,200.00	\$8,400.00
9	Install Manhole	EA	2	\$4,500.00	\$9,000.00
10	Install 15" HDPE Pipe	LF	533	\$79.00	\$42,107.00
11	Import Backfill	CY	780	\$31.00	\$24,180.00
12	Convert Sump to Manhole	EA	1	\$1,100.00	\$1,100.00
13	Manhole Tie-ins	EA	3	\$550.00	\$1,650.00
14	Install Asphalt	SF	8258	\$4.00	\$33,032.00
				Total	\$175,504.25

Project Bid Tabulation



Bid Opening: purchasing.utah.gov
Date: July 15, 2025
Time: 3:00 PM

For: Fairview Circle Storm Drain Project
Alpine City
20 N. Main
Alpine, UT 84004

Construction Cost Index: 0

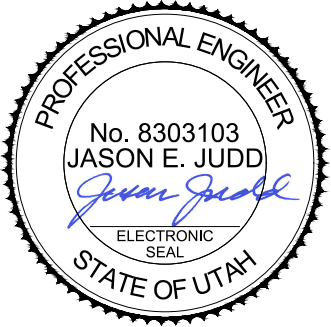
Base Bid			
Contractors	Bid	Contractors	Bid
SMM Excavation	\$116,972.50	Black Forest Paving	\$157,951.00
Rino Excavation	\$143,507.50	Axis Excavation	\$171,187.76
Cody Ekker Construction	\$152,040.00	Newman Construction	\$175,000.00
Life Is Good Investments	\$153,715.00	PNL Construction	\$181,249.50
Morgan Asphalt	\$156,629.50	J. Lyne Roberts Son's	\$264,475.00
Average			
Engineer's Estimate	\$167,272.78		
Percent Difference	\$180,655.00		
	8%		

		Engineer's Estimate		Bidder 1 SMM Excavation		Bidder 2 Rino Excavation		Bidder 3 Cody Ekker Construction		Bidder 4 Life Is Good Investments		Bidder 5 Morgan Asphalt	
ITEM NO.	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
Base Bid													
1	Mobilization	1	LS	\$16,400.00	\$16,400.00	\$8,400.00	\$8,400.00	\$9,300.00	\$9,300.00	\$7,200.00	\$7,200.00	\$14,260.50	\$14,260.50
2	Traffic Control	1	LS	\$7,500.00	\$7,500.00	\$6,000.00	\$6,000.00	\$2,875.00	\$2,875.00	\$4,000.00	\$4,000.00	\$14,000.00	\$14,000.00
3	Remove Waterway	220	SF	\$5.00	\$1,100.00	\$4.89	\$1,075.80	\$6.00	\$1,320.00	\$10.00	\$2,200.00	\$4.00	\$880.00
4	Remove Asphalt	3,730	SF	\$4.50	\$16,785.00	\$1.39	\$5,184.70	\$1.25	\$4,662.50	\$1.00	\$3,730.00	\$2.28	\$8,504.40
5	Remove and Replace Curb and Gutter	50	LF	\$45.00	\$2,250.00	\$59.00	\$2,950.00	\$105.00	\$5,250.00	\$100.00	\$5,000.00	\$88.00	\$4,400.00
6	Remove and Replace Entire Drive Approach	150	SF	\$25.00	\$3,750.00	\$21.00	\$3,150.00	\$47.00	\$7,050.00	\$13.00	\$1,950.00	\$21.34	\$3,201.00
7	Remove and Replace ADA Ramp	2	LS	\$3,800.00	\$7,600.00	\$4,700.00	\$9,400.00	\$5,300.00	\$10,600.00	\$4,900.00	\$9,800.00	\$6,400.00	\$12,800.00
8	Install Catch Basin	2	EA	\$5,600.00	\$11,200.00	\$4,300.00	\$8,600.00	\$5,600.00	\$11,200.00	\$5,000.00	\$10,000.00	\$6,800.00	\$13,600.00
9	Install Manhole	3	EA	\$9,500.00	\$28,500.00	\$4,650.00	\$13,950.00	\$5,250.00	\$15,750.00	\$6,000.00	\$18,000.00	\$6,800.00	\$20,400.00
10	Install 15" Corrugated HDPE Pipe	365	LF	\$150.00	\$54,750.00	\$82.00	\$29,930.00	\$125.00	\$45,625.00	\$150.00	\$54,750.00	\$90.00	\$32,850.00
11	Import Backfill	270	CY	\$35.00	\$9,450.00	\$32.00	\$8,640.00	\$36.00	\$9,720.00	\$50.00	\$13,500.00	\$34.68	\$9,363.60
12	Untreat Base Course 8"	36	CY	\$45.00	\$1,620.00	\$73.00	\$2,628.00	\$110.00	\$3,960.00	\$60.00	\$2,160.00	\$118.00	\$4,248.00
13	Hot Mix Asphalt (Existing plus 1", Minimum 4")	3,950	SF	\$5.00	\$19,750.00	\$4.32	\$17,064.00	\$4.10	\$16,195.00	\$5.00	\$19,750.00	\$3.85	\$15,207.50
Sub Total					\$180,655.00		\$116,972.50		\$143,507.50		\$152,040.00		\$153,715.00
TOTAL BID					\$180,655.00		\$116,972.50		\$143,507.50		\$152,040.00		\$153,715.00

		Bidder 6 Black Forest Paving		Bidder 7 Axis Excavation		Bidder 8 Newman Construction		Bidder 9 PNL Construction		Bidder 10 J. Lyne Roberts Son's		Average	
ITEM NO.	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
Base Bid													
1	Mobilization	1	LS	\$7,500.00	\$7,500.00	\$8,500.00	\$8,500.00	\$8,750.00	\$8,750.00	\$8,500.00	\$8,500.00	\$53,500.00	\$53,500.00
2	Traffic Control	1	LS	\$11,500.00	\$11,500.00	\$2,200.00	\$2,200.00	\$7,318.00	\$7,318.00	\$4,375.00	\$4,375.00	\$13,950.00	\$13,950.00
3	Remove Waterway	220	SF	\$10.00	\$2,200.00	\$12.57	\$2,765.40	\$11.00	\$2,420.00	\$15.50	\$3,410.00	\$10.00	\$2,200.00
4	Remove Asphalt	3,730	SF	\$2.00	\$7,460.00	\$2.49 *	\$9,287.50	\$1.50	\$5,595.00	\$2.00	\$7,460.00	\$4.25	\$15,852.50
5	Remove and Replace Curb and Gutter	50	LF	\$83.00	\$4,150.00	\$124.20	\$6,210.00	\$100.00	\$5,000.00	\$42.00	\$2,100.00	\$180.00	\$9,000.00
6	Remove and Replace Entire Drive Approach	150	SF	\$26.50	\$3,975.00	\$31.05	\$4,657.50	\$19.00	\$2,850.00	\$32.75	\$4,912.50	\$45.00	\$6,750.00
7	Remove and Replace ADA Ramp	2	LS	\$4,400.00	\$8,800.00	\$5,800.00	\$11,600.00	\$2,400.00	\$4,800.00	\$5,785.00	\$11,570.00	\$8,500.00	\$17,000.00
8	Install Catch Basin	2	EA	\$4,400.00	\$8,800.00	\$5,930.97	\$11,861.94	\$4,950.00	\$9,900.00	\$5,085.00	\$10,170.00	\$5,980.00	\$11,960.00
9	Install Manhole	3	EA	\$6,150.00	\$18,450.00	\$8,124.64	\$24,373.92	\$5,100.00	\$15,300.00	\$9,275.00	\$27,825.00	\$8,760.00	\$26,280.00
10	Install 15" Corrugated HDPE Pipe	365	LF	\$144.00	\$52,560.00	\$119.36	\$43,567.50	\$170.00	\$62,050.00	\$185.00	\$67,525.00	\$220.00	\$80,300.00
11	Import Backfill	270	CY	\$51.00	\$13,770.00	\$60.15	\$16,240.50	\$77.00	\$20,790.00	\$54.00	\$14,580.00	\$35.00	\$9,450.00
12	Untreat Base Course 8"	36	CY	\$61.00	\$2,196.00	\$319.90	\$11,516.50	\$302.00	\$10,872.00	\$62.00	\$2,232.00	\$95.00	\$3,420.00
13	Hot Mix Asphalt (Existing plus 1", Minimum 4")	3,950	SF	\$4.20	\$16,590.00	\$4.66	\$18,407.00	\$4.90	\$19,355.00	\$4.20	\$16,590.00	\$3.75	\$14,812.50
Sub Total					\$157,951.00		\$171,187.76		\$175,000.00		\$181,249.50		\$264,475.00
TOTAL BID					\$157,951.00		\$171,187.76		\$175,000.00		\$181,249.50		\$264,475.00

* Denotes a mathematical error. Bid price is based on unit price multiplied by quantity

I hereby certify that this is a true and correct Bid Tabulation for the
Fairview Circle Storm Drain Project



ALPINE CITY COUNCIL AGENDA

SUBJECT: Code Amendment- Certain Schools as Permitted Uses

FOR CONSIDERATION ON: September 23rd, 2025

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approval of Proposed Code Amendments

Review Type: Legislative

BACKGROUND INFORMATION:

Utah State Code §10-9a-305(7)(a) requires that all charter schools, home-based microschools, and micro-education entities be considered permitted uses in all zoning districts within a municipality. The proposed code amendment brings Alpine City Code into compliance with this State mandate.

Staff is also recommending the removal of schools as conditional uses in each zone. Because the City recently created the Public Facility (P-F) Zone, a proposed public school would need to apply for a rezone to the P-F Zone if this amendment is adopted.

The Planning Commission reviewed this item and held a public hearing during its September 16, 2025, meeting. Discussion focused on the need to align City Code with State requirements. Given the City's current applications involving charter schools and microschools, this code amendment was identified as necessary by City Staff. The Planning Commission unanimously recommended approval of the proposed changes.

CITY CODE REFERENCE:

- 3.02.020 -.030
- 3.03.020-.030
- 3.04.020-.030
- 3.05.020
- 3.07.020

NOTICING

A public hearing has been noticed in compliance with State and City Code requirements.

STAFF RECOMMENDATION

Because this is a legislative decision, the standards for approval or denial are that the proposed application should be compatible with the standards found in the general plan, as well as the current city code and policies. A decision for approval or denial should be based on those criteria.

SAMPLE MOTIONS

Motion to Recommend Approval:

I move to approve the proposed Code Amendment to Alpine City Code Sections 3.02.020–.030, 3.03.020–.030, 3.04.020–.030, 3.05.020, and 3.07.020, as presented, finding that the amendment is required by Utah State Code § 10-9a-305(7)(a) and is consistent with the General Plan, City Code, and applicable City policies.”

Motion to Recommend Approval with Conditions:

I move to approve the proposed Code Amendment to Alpine City Code Sections 3.02.020–.030, 3.03.020–.030, 3.04.020–.030, 3.05.020, and 3.07.020, subject to the following conditions:

*Insert Conditions

Motion to Recommend TABLE/Denial:

I move to table/deny the proposed Code Amendment to Alpine City Code Sections 3.02.020–.030, 3.03.020–.030, 3.04.020–.030, 3.05.020, and 3.07.020, based on the finding that it is not consistent with the General Plan, City Code, or applicable City policies.

SECTION 1: **AMENDMENT** “3.02.020 Permitted Uses” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.02.020 Permitted Uses

The following uses of land shall be permitted upon compliance with the applicable standards and conditions set forth in this ordinance.

1. Single-unit detached dwellings when located on a lot in a recorded subdivision and subject to compliance with the applicable conditions within the zone.
2. Customary residential accessory structures which are an integral part of and incidental to an approved dwelling.
3. Customary household pets.
4. Public park and recreational open spaces and appurtenant structures;
5. Agriculture, including the raising of row crops, grains and fruits.
6. The keeping and raising of animals and fowl, subject to the provisions of DCA 3.21.090 of Supplementary Regulations.
7. Accessory Dwelling Unit subject to the applicable provisions of DCA 3.14.
8. Charter schools, home-based microschools, and micro-education, as required by Utah State Code §10-9a-305(7)(a), subject to DCA 3.20 and any additional requirements consistent with applicable provisions of State law.

(Ord. 2015-02, 02/10/15)

SECTION 2: **AMENDMENT** “3.02.030 Conditional Uses” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.02.030 Conditional Uses

The following buildings, structures and uses of land may be allowed upon compliance with the standards and conditions set forth in this ordinance and after approval has been given by the designated review body.

1. Single family dwellings (conventional construction) when proposed for placement on a lot not in a recorded subdivision, subject to compliance with the applicable conditions within the zone and approval of a site plan by the Planning Commission.

2. Cemeteries;
3. Child care nurseries and group day-care centers;
4. Civic buildings;
5. Subdivision projects, subject to compliance with the applicable requirements of the subdivision ordinance.
6. Water, sewer and utility transmission lines and facilities required as an incidental part of development within the zone, and subject to the approval of a site plan by the Planning Commission.
7. Motor vehicle roads and rights-of-way subject to compliance with City standards for design and construction for such uses, and upon approval of site plan by the Planning Commission.
8. Home occupations, subject to the provisions of DCA 3.23.060 Part 2.
9. ~~Schools~~, Churches, hospitals (human care) and similar quasi public buildings subject to the approval of site plan by the Planning Commission.
10. Incidental Produce Stands, subject to the provisions of DCA 3.23.070 Part 4. (Ord. 96-05, 4/10/96)
11. Shooting Galleries, subject to the applicable provisions of MCA 9.17 .

(Ord. 2015-02, 02/10/15)

SECTION 3: **AMENDMENT** “3.03.020 Permitted Uses” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.03.020 Permitted Uses

The following uses of land shall be permitted upon compliance with the applicable standards and conditions set forth in this ordinance.

1. Single-unit detached dwellings when located on a lot in a recorded subdivision and subject to compliance with the applicable conditions within the zone.
2. Agriculture, including the raising of row crops, grains and fruits.
3. The keeping and raising of animals and fowl, subject to the provisions of DCA 3.21.090.
4. Buildings and other structures for the storage and keeping of agricultural products and machinery.
5. Public park and recreation developments and appurtenant structures.
6. Customary residential accessory structures which are an integral part of and incidental to an approved dwelling.
7. Customary household pets.
8. Accessory Dwelling Unit subject to the applicable provisions of DCA 3.14.
9. Charter schools, home-based microschools, and micro-education, as required by Utah

State Code §10-9a-305(7)(a), subject to DCA 3.20 and any additional requirements consistent with applicable provisions of State law.

(Ord. 95-24, 11/14/95; Ord. 2014-11, 6/24/14)

SECTION 4: **AMENDMENT** “3.03.030 Conditional Uses” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.03.030 Conditional Uses

The following buildings, structures and uses of land may be allowed upon compliance with the standards and conditions set forth in this ordinance and after approval has been given by the designated review body. Additionally, no development will be allowed where any part of the zoning lot is above an elevation of 5350 feet mean sea level except as noted in DCA 3.12.

1. Single family dwellings (Conventional construction) when proposed for placement on a lot not in a recorded subdivision, subject to compliance with the applicable conditions within the zone and approval of a site plan by the Planning Commission.
2. Subdivisions projects, subject to compliance with the applicable requirements of the subdivision ordinance, except that: (a) where any portion of the area included within the subdivision shall lie within the territory designated within the Sensitive Lands Overlay Zone (SLO zone) or (b) as the City may designate, the subdivision shall be developed only under the provisions of DCA 3.09 relating to Planned Residential Developments.
3. Planned Residential Developments (PRD), subject to compliance with the provisions of DCA 3.09.
4. Water, sewer and utility transmission lines and facilities required as an incidental part of development within the zone, and subject to the approval of a site plan by the planning commission.
5. Motor vehicle roads and rights-of-way subject to compliance with City standards for design and construction for such uses and upon approval of a site plan by the Planning Commission.
6. Home Occupations, subject to the provisions of DCA 3.23.060 Part 2.
7. Guest Houses, subject to the applicable provisions of DCA 3.23.070 Part 1.
8. ~~Schools,~~ Churches, hospitals (human care) and similar quasi-public buildings subject to approval of a site plan by the planning commission.
9. Plant nurseries and tree farms, but not including retail sales of materials on site.
10. Civic Buildings
11. Incidental Produce Stands, subject to the provisions of DCA 3.23.070 Part 4. (Ord. 96-05, 4/10/96)
12. Shooting Galleries, subject to the applicable provisions of MCA 9.17 .

(Ord. 95-24, 11/14/95; Ord. 2014-11, 6/24/14)

SECTION 5: **AMENDMENT** “3.04.020 Permitted Uses” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.04.020 Permitted Uses

The following uses of land shall be permitted upon compliance with the applicable standards and conditions set forth in this ordinance.

1. Single-unit detached dwellings when located on a lot in a recorded subdivision and subject to compliance with the applicable conditions within the zone.
2. Agriculture including the raising of row crops, grains and fruits.
3. The raising, care and keeping of livestock and fowl for family food or recreation subject to the provisions of DCA 3.21.090 of Supplementary Regulations.
4. Public park and recreation developments.
5. Customary residential accessory structures which are an integral part of and incidental to an approved dwelling.
6. Customary household pets.
7. Accessory Dwelling Unit subject to the applicable provisions of DCA 3.14.
8. Charter schools, home-based microschools, and micro-education, as required by Utah State Code §10-9a-305(7)(a), subject to DCA 3.20 and any additional requirements consistent with applicable provisions of State law.

(CR-1 Created by Ord. 91-01, 4/9/91 and amended by Ord. 95-04, 2/3/95; Ord. 2014-11, 6/24/14)

SECTION 6: **AMENDMENT** “3.04.030 Conditional Uses” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.04.030 Conditional Uses

The following buildings, structures and uses of land may be allowed upon compliance with the standards and conditions set forth in this ordinance and after approval has been given by the designated review body. However, no development will be allowed where any part of the zoning lot is above an elevation of 5350 feet mean sea level except as noted in DCA 3.12.

1. Single family dwellings (Conventional construction) when proposed for placement on a lot not in a recorded subdivision, subject to compliance with the applicable conditions within the zone and approval of a site plan by the Planning Commission.
2. Subdivisions projects, subject to compliance with the applicable requirements of the subdivision ordinance, except that:
 - a. where any portion of the area included within the subdivision shall lie within the territory designated within the Sensitive Lands Overlay Zone (SLO zone) or
 - b. as the City may designate, the subdivision shall be developed only under the provisions of DCA 3.09 Code relating to Planned Residential Developments.
3. Planned Residential Developments (PRD), subject to compliance with the provisions of DCA 3.09.
4. Water, sewer and utility transmission lines and facilities required as an incidental part of development within the zone, and subject to the approval of a site plan by the planning commission.
5. Motor vehicle roads and rights-of-way subject to compliance with City standards for design and construction for such uses and upon approval of a site plan by the planning commission.
6. Home Occupations, subject to the provisions of DCA 3.23.060 Part 2.
7. Guest Houses, subject to the applicable provisions of DCA 3.23.060 Part 1.
8. ~~Schools~~, Churches, Hospitals (Human Care) and similar quasi public buildings.
9. Incidental Produce Stands, subject to the provisions of DCA 3.23.060 Part 4. (Ord 96-05, 4/10/96)
10. Buildings and other structures for the storage and keeping of agricultural products and machinery.
11. Plant nurseries and tree farms, but not doing retail sale of materials on site.
12. Civic Buildings.
13. Shooting Galleries, subject to the applicable provisions of MCA 9.17

(CR-1 Created by Ord. 91-01, 4/9/91 and amended by Ord. 95-04, 2/3/95; Ord. 2014-11, 6/24/14)

SECTION 7: **AMENDMENT** “3.05.020 Permitted Uses” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.05.020 Permitted Uses

The following buildings, structures and uses of land shall be permitted upon compliance with the conditions set forth in this Ordinance.

1. The keeping and raising of animals and fowl for family food production or enjoyment,

subject to conditions for such use as set forth in DCA 3.21.090 of Supplementary Regulations.

2. Agriculture, including the raising of row crops, grains and fruits.
3. Customary household pets.
4. Accessory Dwelling Unit subject to the applicable provisions of DCA 3.14.
5. Charter schools, home-based microschools, and micro-education, as required by Utah State Code §10-9a-305(7)(a), subject to DCA 3.20 and any additional requirements consistent with applicable provisions of State law.

(Ord. 95-28, 11/28/95)

SECTION 8: **AMENDMENT** “3.07.020 Permitted Uses” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.07.020 Permitted Uses

The following uses of land shall be permitted upon compliance with the applicable standards and conditions set forth in this ordinance.

1. General retail stores and shops providing goods and services for sale at retail in the customary manner, provided that all storage and sales activity shall be contained within a building; also, manufacturing and processing activities which are an integral part of and incidental to the retail establishment.
2. Office buildings and medical clinics.
3. Personal service establishments such as barber and beauty shops, shoe repair, laundries and similar establishments.
4. Automotive service establishments, including gasoline dispensing facilities, car washes, and parking.
5. Recreational enterprises including but not limited to recreation centers, motion picture theaters, athletic clubs.
6. Funeral homes.
7. Single-unit detached dwellings when located on a lot in a recorded subdivision and subject to compliance with the applicable conditions within the zone.
8. Residential structures, provided that said structure existed as a residence prior to the effective date of this Chapter. Also, customary residential accessory structures (i.e. swimming pools, detached garages, private greenhouses etc.) when appurtenant to and on the same lot as a residence.
9. Residential structures located within or on the same premises as a permitted or conditional commercial use. Both residential and commercial buildings will be considered main buildings and will be required to meet the main building setbacks

when on the same premises.

10. Accessory uses and structures shall be permitted provided they are incidental to and do not substantially alter the character of the permitted principle use or structure. Such permitted accessory uses and structures include, but are not limited to, buildings such as garages, carports, equipment and supply storage buildings which are customarily used in conjunction with and incidental to a principle use or structure permitted in the B-C Zone.
11. Agriculture, including the raising of row crops, grains and fruits and the incidental pasturage of animals. See DCA 3.21.090.
12. Other uses which are determined by the Planning Commission to be similar to and compatible with the foregoing uses and in harmony with the intent of the zone.
13. Water, sewer and utility transmission lines and facilities required as an incidental part of development within the zone, and subject to the approval of a site plan by the Planning Commission.
14. Motor vehicle roads and rights-of-way subject to compliance with City standards for design and construction for such uses, and upon approval of site plan by the Planning Commission.
15. Customary household pets.
16. The keeping and raising of animals and fowl, subject to the provisions of DCA 3.21.090.
17. Charter schools, home-based microschools, and micro-education, as required by Utah State Code §10-9a-305(7)(a), subject to DCA 3.20 and any additional requirements consistent with applicable provisions of State law.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)

SECTION 9: **AMENDMENT** “3.07.030 Conditional Uses” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.07.030 Conditional Uses

The following buildings, structures and uses of land shall be allowed upon compliance with the requirements set forth in this Ordinance and after approval has been given by the designated reviewing agencies (Approval of other agencies or levels of government may be required.):

1. Planned Commercial Developments Projects which are designed, approved, constructed and maintained in accordance with the provisions of DCA 3.10.
2. Commercial Condominium Projects subject to the applicable provisions of law relating thereto.

3. ~~Schools,~~ Churches, hospitals (human care), nursing homes and other similar quasi-public buildings subject to the provisions of DCA 3.20.
4. Civic Buildings. (Ord. 95-10, 4/25/9)
5. Restaurants, provided that any such facility providing drive-up window service shall also include an area for inside service to patrons in an amount not less than fifty (50%) of the total floor area of the structure. In addition, the following shall apply to restaurants. (Ord. 97-05, 5/27/97)
 - a. A traffic analysis shall be provided as part of the conditional use application.
 - b. The drive-up window and driveway shall be unobtrusive and be screened from the street by berming and landscaping.
 - c. Odors and noise shall be controlled as to not have an adverse impact on any nearby residential structures.
 - d. Restaurants must comply with provisions of the sign ordinance.
 - e. Restaurants must comply with the landscaping and design provisions in the B-C zone.
 - f. Any drive-through window must be located on the side of the restaurant building which does not abut a public street and must be screened from the street side with berming and landscaping.
 - g. Any drive-through window must have a stacking lane which will accommodate at least six cars off of the public street.
6. Single family dwellings (conventional construction) when proposed for placement on a lot not in a recorded subdivision, subject to compliance with the applicable conditions within the zone and approval of a site plan by the Planning Commission.
7. Seasonal sales such as produce or Christmas trees provided a business license is obtained from Alpine City.
8. Sexually-oriented businesses are a conditional use in the Business Commercial (BC) zone and are subject to the provisions of this chapter, including (Ord. 2010-07, 5/11/10):
 - a. No sexually-oriented business shall be located within:
 - i. One thousand (1,000) feet of a school, day care facility, public park, library, and religious institution;
 - ii. Four hundred (400) feet of any residential use (no matter which zoning district) or residential zoning boundary;
 - iii. One thousand (1,000) feet of a liquor store; and
 - iv. One thousand (1,000) feet of any other sexually-oriented business.

For the purposes of this section, distance shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the structure in which the sexually-oriented business is located, and:

- (1) The closest property line of any school, day care facility, public park, library, and religious institution;
- (2) The nearest property line of any residential use or residential zone;
- (3) The nearest property line of any liquor store; and

(4) The closest exterior wall of another sexually-oriented business.

9. Home occupations, subject to the provisions of DCA 3.23.070 Part 3.
10. Accessory apartments, subject to the provisions of DCA 3.14.
11. Mechanical Automotive Repair Shops
 - a. Odors and noise shall be controlled as to not have an unreasonable adverse impact on nearby structures and/or property.
 - b. There shall be no more than 5 automobile bays.
 - c. No automobiles shall be stored on the property for more than 14 days.
 - d. Mechanical automotive repair shops shall comply with the regulations of the applicable entities including but not limited to the State of Utah, Timpanogos Service District, Lone Peak Fire Marshal, and Environmental Protection Agency.
 - e. Mechanical automotive repair shops must abut directly upon and have access to Main Street (south of southern property line of the property located at 30 South Main Street) or Canyon Crest Road within the Business Commercial zone.
 - f. Mechanical auto repair shops shall comply with the off-street parking requirements excepting there shall be no more than six (6) parking spaces provided per bay. An additional 10 parking spaces may be allowed exclusively for employee use. No off-street parking spaces shall be located within fifteen (15) feet of the property line closest to Main Street.
 - g. Mechanical automotive repair shops shall conform to the provisions of the Gateway/Historic Zone (DCA 3.11).
12. Dog Kennels/Boarding Facilities
 - a. Odors and noise shall be controlled as to not have an unreasonable adverse impact on nearby structures and/or property.
 - b. Dogs shall be kept primarily indoors, with the exception of short periods of time for the dogs to exercise, relieve themselves, go on walks, etc.
 - c. Shall have no more than twenty (20) individual dog kennel runs, with total dogs not to exceed 1.2 times the number of kennel runs.
 - d. No more than one dog shall share a kennel run without the owner's permission.
 - e. Facility shall be sound proofed, and include an indoor dog run.
 - f. Shall comply with City off-street parking requirements.
 - g. Shall provide daily disposal of all animal feces and wastes.
 - h. Shall conform to the provisions of the Gateway/Historic Zone (DCA 3.11).
 - i. There shall be adequate and effective means of control of insects and rodents at all times, such control shall be carefully monitored.
 - j. Operator shall bear full responsibility for recapturing and controlling any escaped animal.
 - k. Must have an active DVM relationship to immediately treat a sick or injured animal requiring medical attention.
 - l. Facility shall be located not less than one hundred fifty (150) feet from the nearest neighboring dwelling structure.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)

SECTION 10: **AMENDMENT** “3.08.020 Permitted Uses” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.08.020 Permitted Uses

The following uses are permitted in the P-F zone:

1. Public parks, open spaces, trails, or other city-related activities subject to Alpine Development Code 3.16 Open-Space.
2. Cemeteries
3. City-owned buildings and structures.
4. City-owned or city-initiated water detention and/or debris basins.
5. City-owned water well, water storage tank and all related equipment.
6. Conservation areas including, but not limited to, wilderness areas, watershed areas, wildlife refuges, and wetlands.
7. Agriculture, including the raising of row crops, grains, and fruits and the incidental pasturage of animals. See DCA 3.21.090.
8. Charter schools, home-based microschools, and micro-education, as required by Utah State Code §10-9a-305(7)(a), subject to DCA 3.20 and any additional requirements consistent with applicable provisions of State law.

**ALPINE CITY
ORDINANCE 2025-18**

**AN ORDINANCE AMENDING SECTIONS 3.02.020, 3.02.030, 3.03.020, 3.03.030,
3.04.020, 3.04.030, 3.05.020, 3.07.020, 3.07.030, 3.08.020 OF THE ALPINE
DEVELOPMENT CODE.**

WHEREAS, the Planning Commission held a duly noticed public hearing on September 16th, 2025, and reviewed the proposed amendment, and made a recommendation to the City Council regarding the permitted and conditional uses of charter schools, microeducation schools, micro education entities, public schools and;

WHEREAS, the City Council reviewed the proposed amendments and determined that the proposed amendments to Sections 3.02.020, 3.02.030, 3.03.020, 3.03.030, 3.04.020, 3.04.030, 3.05.020, 3.07.020, 3.07.030, 3.08.020 of the Alpine Development Code are in the best interest of the public health, safety, and welfare; and

WHEREAS, the City Council finds that the proposed amendments are consistent with the City's General Plan, and policies of the city; and.

NOW THEREFORE, be it ordained by the Council of the Alpine City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** "3.02.020 Permitted Uses" of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.02.020 Permitted Uses

The following uses of land shall be permitted upon compliance with the applicable standards and conditions set forth in this ordinance.

1. Single-unit detached dwellings when located on a lot in a recorded subdivision and subject to compliance with the applicable conditions within the zone.
2. Customary residential accessory structures which are an integral part of and incidental to an approved dwelling.
3. Customary household pets.
4. Public park and recreational open spaces and appurtenant structures;
5. Agriculture, including the raising of row crops, grains and fruits.
6. The keeping and raising of animals and fowl, subject to the provisions of DCA 3.21.090 of Supplementary Regulations.
7. Accessory Dwelling Unit subject to the applicable provisions of DCA 3.14.

8. Charter schools, home-based microschools, and micro-education, as required by Utah State Code §10-9a-305(7)(a), subject to DCA 3.20 and any additional requirements consistent with applicable provisions of State law.

(Ord. 2015-02, 02/10/15)

SECTION 2: **AMENDMENT** “3.02.030 Conditional Uses” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.02.030 Conditional Uses

The following buildings, structures and uses of land may be allowed upon compliance with the standards and conditions set forth in this ordinance and after approval has been given by the designated review body.

1. Single family dwellings (conventional construction) when proposed for placement on a lot not in a recorded subdivision, subject to compliance with the applicable conditions within the zone and approval of a site plan by the Planning Commission.
2. Cemeteries;
3. Child care nurseries and group day-care centers;
4. Civic buildings;
5. Subdivision projects, subject to compliance with the applicable requirements of the subdivision ordinance.
6. Water, sewer and utility transmission lines and facilities required as an incidental part of development within the zone, and subject to the approval of a site plan by the Planning Commission.
7. Motor vehicle roads and rights-of-way subject to compliance with City standards for design and construction for such uses, and upon approval of site plan by the Planning Commission.
8. Home occupations, subject to the provisions of DCA 3.23.060 Part 2.
9. Churches, hospitals (human care) and similar quasi public buildings subject to the approval of site plan by the Planning Commission.
10. Incidental Produce Stands, subject to the provisions of DCA 3.23.070 Part 4. (Ord. 96-05, 4/10/96)
11. Shooting Galleries, subject to the applicable provisions of MCA 9.17 .

(Ord. 2015-02, 02/10/15)

SECTION 3: **AMENDMENT** “3.03.020 Permitted Uses” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.03.020 Permitted Uses

The following uses of land shall be permitted upon compliance with the applicable standards and conditions set forth in this ordinance.

1. Single-unit detached dwellings when located on a lot in a recorded subdivision and subject to compliance with the applicable conditions within the zone.
2. Agriculture, including the raising of row crops, grains and fruits.
3. The keeping and raising of animals and fowl, subject to the provisions of DCA 3.21.090.
4. Buildings and other structures for the storage and keeping of agricultural products and machinery.
5. Public park and recreation developments and appurtenant structures.
6. Customary residential accessory structures which are an integral part of and incidental to an approved dwelling.
7. Customary household pets.
8. Accessory Dwelling Unit subject to the applicable provisions of DCA 3.14.
9. Charter schools, home-based microschools, and micro-education, as required by Utah State Code §10-9a-305(7)(a), subject to DCA 3.20 and any additional requirements consistent with applicable provisions of State law.

(Ord. 95-24, 11/14/95; Ord. 2014-11, 6/24/14)

SECTION 4: **AMENDMENT** “3.03.030 Conditional Uses” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.03.030 Conditional Uses

The following buildings, structures and uses of land may be allowed upon compliance with the standards and conditions set forth in this ordinance and after approval has been given by the designated review body. Additionally, no development will be allowed where any part of the zoning lot is above an elevation of 5350 feet mean sea level except as noted in DCA 3.12.

1. Single family dwellings (Conventional construction) when proposed for placement on

- a lot not in a recorded subdivision, subject to compliance with the applicable conditions within the zone and approval of a site plan by the Planning Commission.
2. Subdivisions projects, subject to compliance with the applicable requirements of the subdivision ordinance, except that: (a) where any portion of the area included within the subdivision shall lie within the territory designated within the Sensitive Lands Overlay Zone (SLO zone) or (b) as the City may designate, the subdivision shall be developed only under the provisions of DCA 3.09 relating to Planned Residential Developments.
 3. Planned Residential Developments (PRD), subject to compliance with the provisions of DCA 3.09.
 4. Water, sewer and utility transmission lines and facilities required as an incidental part of development within the zone, and subject to the approval of a site plan by the planning commission.
 5. Motor vehicle roads and rights-of-way subject to compliance with City standards for design and construction for such uses and upon approval of a site plan by the Planning Commission.
 6. Home Occupations, subject to the provisions of DCA 3.23.060 Part 2.
 7. Guest Houses, subject to the applicable provisions of DCA 3.23.070 Part 1.
 8. Churches, hospitals (human care) and similar quasi-public buildings subject to approval of a site plan by the planning commission.
 9. Plant nurseries and tree farms, but not including retail sales of materials on site.
 10. Civic Buildings
 11. Incidental Produce Stands, subject to the provisions of DCA 3.23.070 Part 4. (Ord. 96-05, 4/10/96)
 12. Shooting Galleries, subject to the applicable provisions of MCA 9.17 .

(Ord. 95-24, 11/14/95; Ord. 2014-11, 6/24/14)

SECTION 5: **AMENDMENT** “3.04.020 Permitted Uses” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.04.020 Permitted Uses

The following uses of land shall be permitted upon compliance with the applicable standards and conditions set forth in this ordinance.

1. Single-unit detached dwellings when located on a lot in a recorded subdivision and subject to compliance with the applicable conditions within the zone.
2. Agriculture including the raising of row crops, grains and fruits.
3. The raising, care and keeping of livestock and fowl for family food or recreation

- subject to the provisions of DCA 3.21.090 of Supplementary Regulations.
4. Public park and recreation developments.
 5. Customary residential accessory structures which are an integral part of and incidental to an approved dwelling.
 6. Customary household pets.
 7. Accessory Dwelling Unit subject to the applicable provisions of DCA 3.14.
 8. Charter schools, home-based microschools, and micro-education, as required by Utah State Code §10-9a-305(7)(a), subject to DCA 3.20 and any additional requirements consistent with applicable provisions of State law.

(CR-1 Created by Ord. 91-01, 4/9/91 and amended by Ord. 95-04, 2/3/95; Ord. 2014-11, 6/24/14)

SECTION 6: **AMENDMENT** “3.04.030 Conditional Uses” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.04.030 Conditional Uses

The following buildings, structures and uses of land may be allowed upon compliance with the standards and conditions set forth in this ordinance and after approval has been given by the designated review body. However, no development will be allowed where any part of the zoning lot is above an elevation of 5350 feet mean sea level except as noted in DCA 3.12.

1. Single family dwellings (Conventional construction) when proposed for placement on a lot not in a recorded subdivision, subject to compliance with the applicable conditions within the zone and approval of a site plan by the Planning Commission.
2. Subdivisions projects, subject to compliance with the applicable requirements of the subdivision ordinance, except that:
 - a. where any portion of the area included within the subdivision shall lie within the territory designated within the Sensitive Lands Overlay Zone (SLO zone) or
 - b. as the City may designate, the subdivision shall be developed only under the provisions of DCA 3.09 Code relating to Planned Residential Developments.
3. Planned Residential Developments (PRD), subject to compliance with the provisions of DCA 3.09.
4. Water, sewer and utility transmission lines and facilities required as an incidental part of development within the zone, and subject to the approval of a site plan by the planning commission.
5. Motor vehicle roads and rights-of-way subject to compliance with City standards for

design and construction for such uses and upon approval of a site plan by the planning commission.

6. Home Occupations, subject to the provisions of DCA 3.23.060 Part 2.
7. Guest Houses, subject to the applicable provisions of DCA 3.23.060 Part 1.
8. Churches, Hospitals (Human Care) and similar quasi public buildings.
9. Incidental Produce Stands, subject to the provisions of DCA 3.23.060 Part 4. (Ord 96-05, 4/10/96)
10. Buildings and other structures for the storage and keeping of agricultural products and machinery.
11. Plant nurseries and tree farms, but not doing retail sale of materials on site.
12. Civic Buildings.
13. Shooting Galleries, subject to the applicable provisions of MCA 9.17

(CR-1 Created by Ord. 91-01, 4/9/91 and amended by Ord. 95-04, 2/3/95; Ord. 2014-11, 6/24/14)

SECTION 7: AMENDMENT “3.05.020 Permitted Uses” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.05.020 Permitted Uses

The following buildings, structures and uses of land shall be permitted upon compliance with the conditions set forth in this Ordinance.

1. The keeping and raising of animals and fowl for family food production or enjoyment, subject to conditions for such use as set forth in DCA 3.21.090 of Supplementary Regulations.
2. Agriculture, including the raising of row crops, grains and fruits.
3. Customary household pets.
4. Accessory Dwelling Unit subject to the applicable provisions of DCA 3.14.
5. Charter schools, home-based microschools, and micro-education, as required by Utah State Code §10-9a-305(7)(a), subject to DCA 3.20 and any additional requirements consistent with applicable provisions of State law.

(Ord. 95-28, 11/28/95)

SECTION 8: AMENDMENT “3.07.020 Permitted Uses” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.07.020 Permitted Uses

The following uses of land shall be permitted upon compliance with the applicable standards and conditions set forth in this ordinance.

1. General retail stores and shops providing goods and services for sale at retail in the customary manner, provided that all storage and sales activity shall be contained within a building; also, manufacturing and processing activities which are an integral part of and incidental to the retail establishment.
2. Office buildings and medical clinics.
3. Personal service establishments such as barber and beauty shops, shoe repair, laundries and similar establishments.
4. Automotive service establishments, including gasoline dispensing facilities, car washes, and parking.
5. Recreational enterprises including but not limited to recreation centers, motion picture theaters, athletic clubs.
6. Funeral homes.
7. Single-unit detached dwellings when located on a lot in a recorded subdivision and subject to compliance with the applicable conditions within the zone.
8. Residential structures, provided that said structure existed as a residence prior to the effective date of this Chapter. Also, customary residential accessory structures (i.e. swimming pools, detached garages, private greenhouses etc.) when appurtenant to and on the same lot as a residence.
9. Residential structures located within or on the same premises as a permitted or conditional commercial use. Both residential and commercial buildings will be considered main buildings and will be required to meet the main building setbacks when on the same premises.
10. Accessory uses and structures shall be permitted provided they are incidental to and do not substantially alter the character of the permitted principle use or structure. Such permitted accessory uses and structures include, but are not limited to, buildings such as garages, carports, equipment and supply storage buildings which are customarily used in conjunction with and incidental to a principle use or structure permitted in the B-C Zone.
11. Agriculture, including the raising of row crops, grains and fruits and the incidental pasturage of animals. See DCA 3.21.090.
12. Other uses which are determined by the Planning Commission to be similar to and compatible with the foregoing uses and in harmony with the intent of the zone.

13. Water, sewer and utility transmission lines and facilities required as an incidental part of development within the zone, and subject to the approval of a site plan by the Planning Commission.
14. Motor vehicle roads and rights-of-way subject to compliance with City standards for design and construction for such uses, and upon approval of site plan by the Planning Commission.
15. Customary household pets.
16. The keeping and raising of animals and fowl, subject to the provisions of DCA 3.21.090.
17. Charter schools, home-based microschools, and micro-education, as required by Utah State Code §10-9a-305(7)(a), subject to DCA 3.20 and any additional requirements consistent with applicable provisions of State law.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)

SECTION 9: **AMENDMENT** “3.07.030 Conditional Uses” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.07.030 Conditional Uses

The following buildings, structures and uses of land shall be allowed upon compliance with the requirements set forth in this Ordinance and after approval has been given by the designated reviewing agencies (Approval of other agencies or levels of government may be required.):

1. Planned Commercial Developments Projects which are designed, approved, constructed and maintained in accordance with the provisions of DCA 3.10.
2. Commercial Condominium Projects subject to the applicable provisions of law relating thereto.
3. Churches, hospitals (human care), nursing homes and other similar quasi-public buildings subject to the provisions of DCA 3.20.
4. Civic Buildings. (Ord. 95-10, 4/25/9)
5. Restaurants, provided that any such facility providing drive-up window service shall also include an area for inside service to patrons in an amount not less than fifty (50%) of the total floor area of the structure. In addition, the following shall apply to restaurants. (Ord. 97-05, 5/27/97)
 - a. A traffic analysis shall be provided as part of the conditional use application.
 - b. The drive-up window and driveway shall be unobtrusive and be screened

- from the street by berming and landscaping.
- c. Odors and noise shall be controlled as to not have an adverse impact on any nearby residential structures.
- d. Restaurants must comply with provisions of the sign ordinance.
- e. Restaurants must comply with the landscaping and design provisions in the B-C zone.
- f. Any drive-through window must be located on the side of the restaurant building which does not abut a public street and must be screened from the street side with berming and landscaping.
- g. Any drive-through window must have a stacking lane which will accommodate at least six cars off of the public street.
- 6. Single family dwellings (conventional construction) when proposed for placement on a lot not in a recorded subdivision, subject to compliance with the applicable conditions within the zone and approval of a site plan by the Planning Commission.
- 7. Seasonal sales such as produce or Christmas trees provided a business license is obtained from Alpine City.
- 8. Sexually-oriented businesses are a conditional use in the Business Commercial (BC) zone and are subject to the provisions of this chapter, including (Ord. 2010-07, 5/11/10):
 - a. No sexually-oriented business shall be located within:
 - i. One thousand (1,000) feet of a school, day care facility, public park, library, and religious institution;
 - ii. Four hundred (400) feet of any residential use (no matter which zoning district) or residential zoning boundary;
 - iii. One thousand (1,000) feet of a liquor store; and
 - iv. One thousand (1,000) feet of any other sexually-oriented business.

For the purposes of this section, distance shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the structure in which the sexually-oriented business is located, and:

- (1) The closest property line of any school, day care facility, public park, library, and religious institution;
- (2) The nearest property line of any residential use or residential zone;
- (3) The nearest property line of any liquor store; and
- (4) The closest exterior wall of another sexually-oriented business.
- 9. Home occupations, subject to the provisions of DCA 3.23.070 Part 3.
- 10. Accessory apartments, subject to the provisions of DCA 3.14.
- 11. Mechanical Automotive Repair Shops
 - a. Odors and noise shall be controlled as to not have an unreasonable adverse impact on nearby structures and/or property.

- b. There shall be no more than 5 automobile bays.
- c. No automobiles shall be stored on the property for more than 14 days.
- d. Mechanical automotive repair shops shall comply with the regulations of the applicable entities including but not limited to the State of Utah, Timpanogos Service District, Lone Peak Fire Marshal, and Environmental Protection Agency.
- e. Mechanical automotive repair shops must abut directly upon and have access to Main Street (south of southern property line of the property located at 30 South Main Street) or Canyon Crest Road within the Business Commercial zone.
- f. Mechanical auto repair shops shall comply with the off-street parking requirements excepting there shall be no more than six (6) parking spaces provided per bay. An additional 10 parking spaces may be allowed exclusively for employee use. No off-street parking spaces shall be located within fifteen (15) feet of the property line closest to Main Street.
- g. Mechanical automotive repair shops shall conform to the provisions of the Gateway/Historic Zone (DCA 3.11).

12. Dog Kennels/Boarding Facilities

- a. Odors and noise shall be controlled as to not have an unreasonable adverse impact on nearby structures and/or property.
- b. Dogs shall be kept primarily indoors, with the exception of short periods of time for the dogs to exercise, relieve themselves, go on walks, etc.
- c. Shall have no more than twenty (20) individual dog kennel runs, with total dogs not to exceed 1.2 times the number of kennel runs.
- d. No more than one dog shall share a kennel run without the owner's permission.
- e. Facility shall be sound proofed, and include an indoor dog run.
- f. Shall comply with City off-street parking requirements.
- g. Shall provide daily disposal of all animal feces and wastes.
- h. Shall conform to the provisions of the Gateway/Historic Zone (DCA 3.11).
- i. There shall be adequate and effective means of control of insects and rodents at all times, such control shall be carefully monitored.
- j. Operator shall bear full responsibility for recapturing and controlling any escaped animal.
- k. Must have an active DVM relationship to immediately treat a sick or injured animal requiring medical attention.
- l. Facility shall be located not less than one hundred fifty (150) feet from the nearest neighboring dwelling structure.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)

SECTION 10: **AMENDMENT** “3.08.020 Permitted Uses” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.08.020 Permitted Uses

The following uses are permitted in the P-F zone:

1. Public parks, open spaces, trails, or other city-related activities subject to Alpine Development Code 3.16 Open-Space.
2. Cemeteries
3. City-owned buildings and structures.
4. City-owned or city-initiated water detention and/or debris basins.
5. City-owned water well, water storage tank and all related equipment.
6. Conservation areas including, but not limited to, wilderness areas, watershed areas, wildlife refuges, and wetlands.
7. Agriculture, including the raising of row crops, grains, and fruits and the incidental pasturage of animals. See DCA 3.21.090.
8. Charter schools, home-based microschools, and micro-education, as required by Utah State Code §10-9a-305(7)(a), subject to DCA 3.20 and any additional requirements consistent with applicable provisions of State law.

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Chrissy Hannemann	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____
Brent Rummeler	_____	_____	_____	_____
Kelli Law	_____	_____	_____	_____

Presiding Officer

Attest

Carla Merrill, Mayor, Alpine City

DeAnn Parry, City Recorder, Alpine
City

ALPINE CITY COUNCIL AGENDA

SUBJECT: Code Amendment-Appeal Authority Requirements

FOR CONSIDERATION ON: September 23rd, 2025

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approval of Proposed Code Amendments

Review Type: Legislative

BACKGROUND INFORMATION:

This proposed code amendment clarifies the requirements for an application to be considered complete for variances and land use appeals. Specifically, it adds language requiring that the applicable form must be submitted within the designated timeframe and that all fees associated with a variance or land use appeal must also be paid within that timeframe also.

A review and public hearing was held by the Planning Commission during the September 16th meeting. A discussion was held regarding what a variance and land use appeal was, the process as required by the State for both procedures, and the costs of either application. It was explained that this proposed amendment does not change any of what was discussed, but it did require the correct forms to be completed, and applicable fees paid in order for a submission to be considered complete.

CITY CODE REFERENCE:

- Alpine Development Code 2.03.010

NOTICING

A public hearing has been noticed in compliance with State and City Code requirements.

STAFF RECOMMENDATION

Because this is a legislative decision, the standards for approval or denial are that the proposed application should be compatible with the standards found in the general plan, as well as the current city code and policies. A decision for approval or denial should be based on those criteria.

SAMPLE MOTIONS

Motion to Recommend Approval:

I move to approve the proposed Code Amendment to Alpine Development Code 2.03.010, Appeal Authority Requirements, as presented, finding that it is consistent with the General Plan, City Code, and applicable City policies.

Motion to Recommend Approval with Conditions:

I move to approve the proposed Code Amendment to Alpine Development Code 2.03.010, Appeal Authority Requirements, subject to the following conditions:

*Insert Conditions

Motion to Recommend Table/Denial:

I move to table/deny the proposed Code Amendment to Alpine Development Code 2.03.010, Appeal Authority Requirements, based on the finding that it is not consistent with the General Plan, City Code, or applicable City policies.

*Insert Findings

SECTION 1: **AMENDMENT** “2.03.010 Appeal Authority” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

2.03.010 Appeal Authority

There is hereby created Appeal Authorities, consisting of an appointed Hearing Officer, which shall act in a quasi-judicial manner to hear appeals regarding the interpretation or application of Alpine City land use ordinances. For an application for the appeal authority to be considered complete, the required form and all associated fees must be submitted to Alpine City within the designated timeframe.

(Ord. 98-02, 1/13/98. Amended Ord. 2006-17, 11/14/06; Ord. 2013-03, 3/12/13; Ord. 2015-01, 02/10/15; Ord. No. 2017-10, 06/13/17)

**ALPINE CITY
ORDINANCE 2025-20**

**AN ORDINANCE AMENDING SECTIONS 2.3.010 APPEAL AUTHORITY OF THE
ALPINE DEVELOPMENT CODE.**

WHEREAS, the Planning Commission held a duly noticed public hearing on September 16th, 2025, and reviewed the proposed amendment, and made a recommendation to the City Council regarding the proposed amendment to require a completed form and fees be paid for an application to be considered complete and;

WHEREAS, the City Council reviewed the proposed amendments and determined that the proposed amendments to Section 2.03.010 of the Alpine Development Code are in the best interest of the public health, safety, and welfare; and

WHEREAS, the City Council finds that the proposed amendments are consistent with the City's General Plan, and policies of the city; and.

NOW THEREFORE, be it ordained by the Council of the Alpine City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** "2.03.010 Appeal Authority" of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

2.03.010 Appeal Authority

There is hereby created Appeal Authorities, consisting of an appointed Hearing Officer, which shall act in a quasi-judicial manner to hear appeals regarding the interpretation or application of Alpine City land use ordinances. For an application for the appeal authority to be considered complete, the required form and all associated fees must be submitted to Alpine City within the designated timeframe.

(Ord. 98-02, 1/13/98. Amended Ord. 2006-17, 11/14/06; Ord. 2013-03, 3/12/13; Ord. 2015-01, 02/10/15; Ord. No. 2017-10, 06/13/17)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Chrissy Hannemann	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____
Brent Rummeler	_____	_____	_____	_____
Kelli Law	_____	_____	_____	_____

Presiding Officer

Attest

Carla Merrill, Mayor, Alpine City

DeAnn Parry, City Recorder, Alpine
City

ALPINE CITY COUNCIL AGENDA

SUBJECT: Code Amendment-Site Plan Requirements

FOR CONSIDERATION ON: September 23rd, 2025

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approval of Proposed Code Amendments

Review Type: Legislative

BACKGROUND INFORMATION:

Alpine City Staff are responsible for reviewing site plans for proposed construction projects to ensure compliance with City Code. The proposed amendments are intended to simplify the process, eliminate redundant requirements, and clarify compliance with applicable regulations. The proposed changes include:

- Removing the requirement that existing structures on adjoining properties be shown on a site plan.
- Adding language that if the lot is within a recorded subdivision, the average slope of the lot is not required, as the slope of the lot would have been provided in the subdivision proposal.
- Removing a repetitive requirement to show the location of the proposed construction and improvements. This is typically shown in the requirement that they show setbacks and building height.

This item was reviewed by the Planning Commission, and a public hearing was held on September 16th. The focus of the discussion was the proposed removal of the requirement that existing structures on adjoining properties be shown on a given site plan. The concern was that the proposed amendment did not allow a review for view corridors to consider neighboring properties. While view corridors are valued and considered an important asset of the city, there is nothing in our review that allows us to consider anything on neighboring properties (excluding animal shelters, which are addressed in other sections of the code). If the proposed site plan meets requirements for setbacks and height, it has to be approved regardless of the neighbors' view corridors. Setbacks in general are required to allow spacing and corridors to be preserved to a certain extent.

CITY CODE REFERENCE:

- Alpine Development Code 3.01.060 Building Permits

NOTICING

A public hearing has been noticed in compliance with State and City Code requirements.

STAFF RECOMMENDATION

Because this is a legislative decision, the standards for approval or denial are that the proposed application should be compatible with the standards found in the general plan, as well as the current city code and policies. A decision for approval or denial should be based on those criteria.

SAMPLE MOTIONS

Motion to Recommend Approval:

I move to recommend approval of the proposed Code Amendment to Alpine Development Code 3.01.060, as presented, based on the findings that it is consistent with the General Plan and complies with City Code and policies.

Motion to Recommend Approval with Conditions:

I move to recommend approval of the proposed Code Amendment to Alpine Development Code 3.01.060, with the following conditions:

*Insert Conditions

Motion to Recommend TABLE/ Denial:

I move to recommend to table/deny the proposed Code Amendment to Alpine Development Code 3.01.060, based on the finding that the proposal is not consistent with the General Plan and/or applicable provisions of City Code and policies.

*Insert Findings

SECTION 1: AMENDMENT “3.01.060 Building Permits” of the Alpine
City Development Code is hereby *amended* as follows:

BEFORE AMENDMENT

3.01.060 Building Permits

Construction, alteration, repair, or removal of any building or structure or any part thereof, as provided or as restricted in this ordinance shall not be commenced except upon issuance of a building permit by the Building Inspector. The Building Inspector shall verify proper zoning.

1. **Occupancy Permit.** Land, buildings or premises in any zone shall hereafter be used only for a purpose permitted in such a zone and in accordance with the appropriate regulations. A permit of occupancy shall be issued by the Zoning Administrator to the effect that the use, building or premises conform to provisions of this and all related ordinances, regulations and requirements prior to occupancy, for any building erected, enlarged or altered structurally for the occupancy or use of any land. Such a permit is needed whenever use or character of any building or land is to be changed.
2. **Inspection.** The Zoning Administrator or Building Inspector is authorized to inspect or to have inspected all buildings and structures during the course of their construction, modification, or repair, and to inspect land uses to determine compliance with the provisions of this ordinance. The Zoning Administrator or any authorized employee of the City shall exercise the right to enter any building for the purpose of determining the use, or to enter premises for the purpose of determining compliance with this ordinance, provided that such right of entry is to be used only at reasonable hours. In no case shall entry be made to any occupied building in the absence of an owner or tenant thereof without written permission of an owner, or written order of a court of competent jurisdiction.
3. **Site Plan Required.** A detailed site plan, drawn to scale shall be filed with the Building Inspector as part of any application for a building permit. The site plan shall show where pertinent:
 - a. Scale and north arrow;
 - b. Lot Lines and their dimensions including existing boundary monuments;
 - c. Adjacent streets, roads, rights-of-way and easements;
 - d. Location of all existing structures on subject property and adjoining properties (completely dimensioned, including utility lines, poles, etc.);
 - e. Irrigation and/or drainage easements;
 - f. An indication of the average slope of the lot based upon application of the formula provided in DCA 3.01.100 Part 4.
 - g. Location, proposed construction and improvements, including location of all landscape elements and signs;
 - h. Motor vehicle access, including individual parking stalls, circulation patterns, curb, gutter, and sidewalk location;

- i. Necessary explanatory notes;
 - j. Name, address and telephone number of builder and owner; and,
 - k. The above, and any other information that may be requested by the Zoning Administrator or Building Inspector.
 - l. Show Setbacks and building height.
 - m. Attach a copy of the drainage plan and comply with the overall subdivision drainage plan.
4. **Demolition of Homes.** A demolition permit must be issued before any demolition takes place: (added by Ordinance 2004-13 on 9/28/04)
- a. Demolition Permit must be reviewed by the City Engineer and may be referred to the Planning Commission.
 - b. All Utilities must be notified prior to the demolition.
 - c. Must comply with site plan requirements.
 - d. Notify and comply with the Utah Division of Air Quality.

AFTER AMENDMENT

3.01.060 Building Permits

Construction, alteration, repair, or removal of any building or structure or any part thereof, as provided or as restricted in this ordinance shall not be commenced except upon issuance of a building permit by the Building Inspector. The Building Inspector shall verify proper zoning.

- 1. **Occupancy Permit.** Land, buildings or premises in any zone shall hereafter be used only for a purpose permitted in such a zone and in accordance with the appropriate regulations. A permit of occupancy shall be issued by the Zoning Administrator to the effect that the use, building or premises conform to provisions of this and all related ordinances, regulations and requirements prior to occupancy, for any building erected, enlarged or altered structurally for the occupancy or use of any land. Such a permit is needed whenever use or character of any building or land is to be changed.
- 2. **Inspection.** The Zoning Administrator or Building Inspector is authorized to inspect or to have inspected all buildings and structures during the course of their construction, modification, or repair, and to inspect land uses to determine compliance with the provisions of this ordinance. The Zoning Administrator or any authorized employee of the City shall exercise the right to enter any building for the purpose of determining the use, or to enter premises for the purpose of determining compliance with this ordinance, provided that such right of entry is to be used only at reasonable hours. In no case shall entry be made to any occupied building in the absence of an owner or tenant thereof without written permission of an owner, or written order of a court of competent jurisdiction.
- 3. **Site Plan Required.** A detailed site plan, drawn to scale shall be filed with the Building Inspector as part of any application for a building permit. The site plan shall show where pertinent:
 - a. Scale and north arrow;
 - b. Lot Lines and their dimensions including existing boundary monuments;
 - c. Adjacent streets, roads, rights-of-way and easements;

- d. Location of all existing structures on subject property ~~and adjoining properties (completely dimensioned, including utility lines, poles, etc.);~~
 - e. Irrigation and/or drainage easements;
 - f. If not in an approved subdivision, A an indication of the average slope of the lot based upon application of the formula provided in DCA 3.01.100 Part 4.
 - g. ~~Location, proposed construction and improvements, including location of all landscape elements and signs;~~
 - h. Motor vehicle access, including individual parking stalls, circulation patterns, curb, gutter, and sidewalk location;
 - i. Necessary explanatory notes;
 - j. Name, address and telephone number of builder and owner; and,
 - k. The above, and any other information that may be requested by the Zoning Administrator or Building Inspector.
 - l. Show Setbacks and building height.
 - m. Attach a copy of the drainage plan and comply with the overall subdivision drainage plan.
4. **Demolition of Homes.** A demolition permit must be issued before any demolition takes place: (added by Ordinance 2004-13 on 9/28/04)
- a. Demolition Permit must be reviewed by the City Engineer and may be referred to the Planning Commission.
 - b. All Utilities must be notified prior to the demolition.
 - c. Must comply with site plan requirements.
 - d. Notify and comply with the Utah Division of Air Quality.

**ALPINE CITY
ORDINANCE 2025-21**

**AN ORDINANCE AMENDING SECTIONS 3.01.060 BUILDING PERMITS OF THE
ALPINE DEVELOPMENT CODE**

WHEREAS, the Planning Commission held a duly noticed public hearing on September 16th, 2025, and reviewed the proposed amendment, and made a recommendation to the City Council regarding the proposed amendment to items submitted as part of a site plan for a building permit and;

WHEREAS, the City Council reviewed the proposed amendments and determined that the proposed amendments to Section 3.01.060 Building Permits of the Alpine Development Code are in the best interest of the public health, safety, and welfare; and

WHEREAS, the City Council finds that the proposed amendments are consistent with the City's General Plan, and policies of the city; and

NOW THEREFORE, be it ordained by the Council of the Alpine City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** "3.01.060 Building Permits" of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.01.060 Building Permits

Construction, alteration, repair, or removal of any building or structure or any part thereof, as provided or as restricted in this ordinance shall not be commenced except upon issuance of a building permit by the Building Inspector. The Building Inspector shall verify proper zoning.

1. **Occupancy Permit.** Land, buildings or premises in any zone shall hereafter be used only for a purpose permitted in such a zone and in accordance with the appropriate regulations. A permit of occupancy shall be issued by the Zoning Administrator to the effect that the use, building or premises conform to provisions of this and all related ordinances, regulations and requirements prior to occupancy, for any building erected, enlarged or altered structurally for the occupancy or use of any land. Such a permit is needed whenever use or character of any building or land is to be changed.
2. **Inspection.** The Zoning Administrator or Building Inspector is authorized to inspect or to have inspected all buildings and structures during the course of their construction, modification, or repair, and to inspect land uses to determine compliance with the provisions of this ordinance. The Zoning Administrator or any authorized employee of the City shall exercise the right to enter any building for the purpose of determining the

use, or to enter premises for the purpose of determining compliance with this ordinance, provided that such right of entry is to be used only at reasonable hours. In no case shall entry be made to any occupied building in the absence of an owner or tenant thereof without written permission of an owner, or written order of a court of competent jurisdiction.

3. **Site Plan Required.** A detailed site plan, drawn to scale shall be filed with the Building Inspector as part of any application for a building permit. The site plan shall show where pertinent:
 - a. Scale and north arrow;
 - b. Lot Lines and their dimensions including existing boundary monuments;
 - c. Adjacent streets, roads, rights-of-way and easements;
 - d. Location of all existing structures on subject property
 - e. Irrigation and/or drainage easements;
 - f. If not in an approved subdivision, an indication of the average slope of the lot based upon application of the formula provided in DCA 3.01.100 Part 4.
 - g.
 - h. Motor vehicle access, including individual parking stalls, circulation patterns, curb, gutter, and sidewalk location;
 - i. Necessary explanatory notes;
 - j. Name, address and telephone number of builder and owner; and,
 - k. The above, and any other information that may be requested by the Zoning Administrator or Building Inspector.
 - l. Show Setbacks and building height.
 - m. Attach a copy of the drainage plan and comply with the overall subdivision drainage plan.
4. **Demolition of Homes.** A demolition permit must be issued before any demolition takes place: (added by Ordinance 2004-13 on 9/28/04)
 - a. Demolition Permit must be reviewed by the City Engineer and may be referred to the Planning Commission.
 - b. All Utilities must be notified prior to the demolition.
 - c. Must comply with site plan requirements.
 - d. Notify and comply with the Utah Division of Air Quality.

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Chrissy Hannemann	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____
Brent Rummeler	_____	_____	_____	_____
Kelli Law	_____	_____	_____	_____

Presiding Officer

Attest

Carla Merrill, Mayor, Alpine City

DeAnn Parry, City Recorder, Alpine
City

126 west 1800 north
Pleasant Grove
Utah 84062

Date	Invoice #
9/21/2025	607

Bill To
Alpine City

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1,197	<<<<<<<<< Moyal park curb >>>>>>>>> Labor to form, pour and finish modified curb	20.00	23,940.00
Thank You for your business		Total	\$23,940.00

ALPINE CITY CORPORATION
COMBINED CASH INVESTMENT
AUGUST 31, 2025

COMBINED CASH ACCOUNTS

01-1111	CASH IN BANK, ALTA BANK	208,019.09
01-1112	XPRESS BILL PAY	1,850.44
01-1131	PETTY CASH	1,000.00
01-1154	SAVINGS PTIF #158	28,964,104.51
01-1170	UTILITY CASH CLEARING	47.52
		<hr/>
	TOTAL COMBINED CASH	29,175,021.56
01-1190	CASH - ALLOCATION TO OTHER FUN	(29,175,056.72)
		<hr/>
	TOTAL GENERAL FUND CASH	(35.16)
		<hr/>

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	2,063,877.27
11	ALLOCATION TO CLASS C ROADS	1,152,453.92
15	ALLOCATION TO RECREATION IMPACT FEES	452,583.36
16	ALLOCATION TO STREET IMPACT FEES	165,903.19
44	ALLOCATION TO PARC FUND	103,446.90
45	ALLOCATION TO CAPITAL IMPROVEMENTS FUND	10,047,087.57
51	ALLOCATION TO WATER FUND	3,825,819.61
52	ALLOCATION TO SEWER FUND	3,349,966.51
55	ALLOCATION TO PRESSURIZED IRRIGATION FUND	2,593,503.88
56	ALLOCATION TO STORM DRAIN FUND	1,047,598.86
70	ALLOCATION TO TRUST AND AGENCY FUND	796,561.12
71	ALLOCATION TO CEMETERY PERPETUAL CARE FUND	1,790,817.67
81	ALLOCATION TO WATER IMPACT FEES	797,842.19
82	ALLOCATION TO SEWER IMPACT FEES	167,498.00
85	ALLOCATION TO PI IMPACT FEES	596,578.81
86	ALLOCATION TO STORM DRAIN IMPACT FEES	223,517.86
		<hr/>
	TOTAL ALLOCATIONS TO OTHER FUNDS	29,175,056.72
	ALLOCATION FROM COMBINED CASH FUND - 01-1190	(29,175,056.72)
		<hr/>
	ZERO PROOF IF ALLOCATIONS BALANCE	.00
		<hr/>

ALPINE CITY CORPORATION

BALANCE SHEET

AUGUST 31, 2025

GENERAL FUND

ASSETS

10-1190	CASH - ALLOCATION TO OTHER FUN	2,063,877.27	
10-1309	DEFERRED PROPERTY TAXES REC	2,659,542.68	
10-1311	ACCOUNTS RECEIVABLE	75,804.21	
10-1561	PREPAID EXPENSES	124,663.33	
	TOTAL ASSETS		4,923,887.49

LIABILITIES AND EQUITYLIABILITIES

10-2131	ACCOUNTS PAYABLE	35.16	
10-2211	WAGES PAYABLE	26,854.72	
10-2225	ULGT PAYABLE	33,040.18	
10-2229	WORKERS COMP PAYABLE	3,968.98	
10-2230	ALPINE DAYS REVENUES IN ADVANC	26,962.95	
10-2231	AYC FEES PAID IN ADVANCE	2,220.00	
10-2400	UNEARNED REVENUE	2,659,542.00	
	TOTAL LIABILITIES		2,752,623.99

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
10-2980	BALANCE BEGINNING OF YEAR	2,487,751.53	
	REVENUE OVER EXPENDITURES - YTD	(316,488.03)	
	BALANCE - CURRENT DATE	2,171,263.50	
	TOTAL FUND EQUITY		2,171,263.50
	TOTAL LIABILITIES AND EQUITY		4,923,887.49

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-10 CURRENT YEAR GENERAL PROPERTY	8,329.02	8,329.02	2,704,800.00	2,696,470.98	.3
10-31-20 REDEMPTION TAXES	49.15	49.15	225,000.00	224,950.85	.0
10-31-30 GENERAL SALES AND USE TAXES	.00	.00	2,100,000.00	2,100,000.00	.0
10-31-31 MOTOR VEHICLE TAXES	13,896.48	13,896.48	135,000.00	121,103.52	10.3
10-31-40 FRANCHISE FEES	67,042.63	67,042.63	750,000.00	682,957.37	8.9
10-31-90 PENALTIES & INT. ON DELINQUENT	10.11	10.11	4,500.00	4,489.89	.2
TOTAL TAXES	89,327.39	89,327.39	5,919,300.00	5,829,972.61	1.5
<u>LICENSES AND PERMITS</u>					
10-32-10 BUSINESS LICENSES AND PERMITS	175.00	450.00	25,000.00	24,550.00	1.8
10-32-20 PLAN CHECK FEES	19,775.30	55,829.04	175,000.00	119,170.96	31.9
10-32-21 BUILDING PERMITS	33,344.02	72,895.66	350,000.00	277,104.34	20.8
10-32-22 BUILDING PERMIT ASSESSMENT	342.49	769.56	5,000.00	4,230.44	15.4
TOTAL LICENSES AND PERMITS	53,636.81	129,944.26	555,000.00	425,055.74	23.4
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-42 MUNICIPAL RECREATION GRANT	.00	.00	29,122.00	29,122.00	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	29,122.00	29,122.00	.0
<u>CHARGES FOR SERVICES</u>					
10-34-13 ZONING AND SUBDIVISION FEES	.00	.00	5,000.00	5,000.00	.0
10-34-14 ANNEXATIONS APPLICATIONS	.00	.00	500.00	500.00	.0
10-34-15 SALE OF MAPS AND PUBLICATIONS	110.00	110.00	250.00	140.00	44.0
10-34-22 PUBLIC SAFETY DISTRICT RENTAL	.00	9,629.00	38,516.00	28,887.00	25.0
10-34-40 WASTE COLLECTION SALES	67,212.28	134,479.09	730,000.00	595,520.91	18.4
10-34-69 YOUTH COUNCIL	869.60	1,244.60	3,000.00	1,755.40	41.5
10-34-81 SALE OF CEMETERY LOTS	3,400.00	5,525.00	25,000.00	19,475.00	22.1
10-34-83 BURIAL FEES	3,925.00	16,225.00	50,000.00	33,775.00	32.5
TOTAL CHARGES FOR SERVICES	75,516.88	167,212.69	852,266.00	685,053.31	19.6
<u>FINES AND FORFEITURES</u>					
10-35-10 TRAFFIC FINES	3,175.00	9,396.49	75,000.00	65,603.51	12.5
10-35-15 OTHER FINES	500.00	2,250.00	7,000.00	4,750.00	32.1
10-35-16 TRAFFIC SCHOOL	3,150.00	3,150.00	2,000.00	(1,150.00)	157.5
TOTAL FINES AND FORFEITURES	6,825.00	14,796.49	84,000.00	69,203.51	17.6

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>RENTS AND OTHER REVENUE</u>					
10-36-20 RENTS AND CONCESSIONS	2,360.00	9,295.00	65,000.00	55,705.00	14.3
TOTAL RENTS AND OTHER REVENUE	2,360.00	9,295.00	65,000.00	55,705.00	14.3
<u>INTEREST AND MISC REVENUE</u>					
10-38-10 INTEREST EARNINGS	108,909.99	217,856.52	150,000.00	(67,856.52)	145.2
10-38-17 ALPINE DAYS REVENUE	40,010.78	68,147.93	85,000.00	16,852.07	80.2
10-38-18 RODEO REVENUE	5,399.00	60,539.00	50,000.00	(10,539.00)	121.1
10-38-50 BICENTENNIAL BOOKS	120.00	160.00	500.00	340.00	32.0
10-38-90 SUNDRY REVENUES	1,183.91	1,506.67	40,000.00	38,493.33	3.8
TOTAL INTEREST AND MISC REVENUE	155,623.68	348,210.12	325,500.00	(22,710.12)	107.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
10-39-10 FUND BALANCE APPROPRIATION	.00	.00	2,792,704.00	2,792,704.00	.0
10-39-20 CONTRIBUTION FOR PARAMEDIC	2,911.65	5,822.21	35,000.00	29,177.79	16.6
TOTAL TRANSFERS AND CONTRIBUTIONS	2,911.65	5,822.21	2,827,704.00	2,821,881.79	.2
TOTAL FUND REVENUE	386,201.41	764,608.16	10,657,892.00	9,893,283.84	7.2

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
10-41-11 SALARIES & WAGES	21,046.61	42,193.23	247,500.00	205,306.77	17.1
10-41-13 EMPLOYEE BENEFITS	12,072.27	24,095.56	116,500.00	92,404.44	20.7
10-41-14 OVERTIME WAGES	324.56	351.75	2,000.00	1,648.25	17.6
10-41-21 BOOKS, SUBSCRIPTIONS & MEMBERS	3,553.64	3,553.64	25,000.00	21,446.36	14.2
10-41-22 PUBLIC NOTICES	155.99	155.99	2,000.00	1,844.01	7.8
10-41-23 TRAVEL	113.54	113.54	7,500.00	7,386.46	1.5
10-41-24 OFFICE SUPPLIES & POSTAGE	2,193.22	2,375.30	15,000.00	12,624.70	15.8
10-41-25 EQUIPMENT - SUPPLIES & MAINTEN	.00	.00	1,500.00	1,500.00	.0
10-41-28 TELEPHONE	408.55	482.45	5,500.00	5,017.55	8.8
10-41-30 PROFESSIONAL SERVICES	.00	.00	45,000.00	45,000.00	.0
10-41-33 EDUCATION	.00	.00	3,000.00	3,000.00	.0
10-41-46 COUNCIL DISCRETIONARY FUND	227.77	227.77	12,000.00	11,772.23	1.9
10-41-47 MAYOR DISCRETIONARY FUND	.00	.00	5,000.00	5,000.00	.0
10-41-51 INSURANCE	360.19	9,777.12	12,000.00	2,222.88	81.5
10-41-63 OTHER SERVICES	1,875.00	3,750.00	36,500.00	32,750.00	10.3
10-41-64 OTHER EXPENSES	.00	.00	6,000.00	6,000.00	.0
TOTAL ADMINISTRATION	42,331.34	87,076.35	542,000.00	454,923.65	16.1

COURT

10-42-24 OFFICE EXPENSE & POSTAGE	1,033.26	1,033.26	38,000.00	36,966.74	2.7
10-42-31 PROFESSIONAL SERVICES	3,010.96	3,010.96	45,000.00	41,989.04	6.7
10-42-40 WITNESS FEES	.00	.00	200.00	200.00	.0
10-42-46 VICTIM REPARATION ASSESSMENT	1,179.79	1,179.79	32,000.00	30,820.21	3.7
TOTAL COURT	5,224.01	5,224.01	115,200.00	109,975.99	4.5

TREASURER

10-43-11 SALARIES & WAGES	1,615.20	3,230.40	21,700.00	18,469.60	14.9
10-43-13 EMPLOYEE BENEFITS	1,076.22	2,048.87	11,700.00	9,651.13	17.5
10-43-14 OVERTIME WAGES	681.38	897.14	2,500.00	1,602.86	35.9
10-43-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	1,200.00	1,200.00	.0
10-43-23 TRAVEL	.00	.00	750.00	750.00	.0
10-43-24 OFFICE SUPPLIES & POSTAGE	50.00	50.00	250.00	200.00	20.0
10-43-31 PROFESSIONAL & TECHNICAL	795.00	795.00	5,200.00	4,405.00	15.3
10-43-33 EDUCATION	.00	.00	1,300.00	1,300.00	.0
10-43-34 ACCOUNTING SERVICES/AUDIT	.00	.00	15,900.00	15,900.00	.0
TOTAL TREASURER	4,217.80	7,021.41	60,500.00	53,478.59	11.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ELECTIONS</u>						
10-50-24	OFFICE EXPENSE, SUPPLIES & POS	.00	.00	1,000.00	1,000.00	.0
10-50-62	MISCELLANEOUS SERVICES	.00	.00	39,350.00	39,350.00	.0
	TOTAL ELECTIONS	.00	.00	40,350.00	40,350.00	.0
<u>GOVERNMENT BUILDINGS</u>						
10-52-26	BUILDING SUPPLIES	464.65	856.63	7,000.00	6,143.37	12.2
10-52-27	UTILITIES	1,405.35	1,487.34	25,000.00	23,512.66	6.0
10-52-51	INSURANCE	75.19	9,207.12	10,200.00	992.88	90.3
10-52-63	OTHER SERVICES	820.00	1,634.50	13,000.00	11,365.50	12.6
10-52-72	CAPITAL OUTLAY BUILDINGS	1,113.24	1,113.24	1,000,000.00	998,886.76	.1
	TOTAL GOVERNMENT BUILDINGS	3,878.43	14,298.83	1,055,200.00	1,040,901.17	1.4
<u>EMERGENCY SERVICES</u>						
10-57-61	POLICE-PROFESSIONAL SERVICE	126,929.16	253,858.32	1,523,150.00	1,269,291.68	16.7
10-57-63	FIRE-PROFESSIONAL SERVICE	127,441.16	254,882.32	1,529,294.00	1,274,411.68	16.7
10-57-72	ADMINISTRATION	10,088.08	20,176.16	121,057.00	100,880.84	16.7
10-57-74	CAPITAL OUTLAY - EQUIPMENT	.00	(15,000.00)	15,000.00	30,000.00	(100.0)
	TOTAL EMERGENCY SERVICES	264,458.40	513,916.80	3,188,501.00	2,674,584.20	16.1
<u>BUILDING INSPECTION</u>						
10-58-11	SALARIES & WAGES	4,004.80	7,902.10	53,500.00	45,597.90	14.8
10-58-13	EMPLOYEE BENEFITS	1,926.15	3,845.41	20,100.00	16,254.59	19.1
10-58-14	OVERTIME WAGES	.00	.00	500.00	500.00	.0
10-58-21	BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	500.00	500.00	.0
10-58-24	OFFICE SUPPLIES & POSTAGE	.00	.00	800.00	800.00	.0
10-58-28	TELEPHONE	30.00	60.00	1,000.00	940.00	6.0
10-58-29	CONTRACT/BUILDING INSPECTOR	.00	.00	90,000.00	90,000.00	.0
10-58-51	INSURANCE & SURETY BONDS	75.19	9,207.12	10,200.00	992.88	90.3
10-58-65	BUILDING PERMIT SURCHARGE	.00	.00	3,000.00	3,000.00	.0
	TOTAL BUILDING INSPECTION	6,036.14	21,014.63	179,600.00	158,585.37	11.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING & ZONING</u>					
10-59-11 SALARIES & WAGES	13,519.68	27,089.34	181,900.00	154,810.66	14.9
10-59-13 EMPLOYEE BENEFITS	6,286.34	12,671.84	75,400.00	62,728.16	16.8
10-59-14 OVERTIME WAGES	68.84	573.63	1,000.00	426.37	57.4
10-59-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	1,000.00	1,000.00	.0
10-59-23 TRAVEL	86.80	99.47	1,500.00	1,400.53	6.6
10-59-24 OFFICE SUPPLIES & POSTAGE	.00	.00	1,500.00	1,500.00	.0
10-59-30 PROFESSIONAL SERVICES	4,106.25	4,212.25	60,000.00	55,787.75	7.0
10-59-31 LEGAL SERVICES FOR SUBDIVIS	.00	.00	20,000.00	20,000.00	.0
10-59-34 EDUCATION	.00	.00	750.00	750.00	.0
TOTAL PLANNING & ZONING	24,067.91	44,646.53	343,050.00	298,403.47	13.0
<u>STREETS</u>					
10-60-11 SALARIES & WAGES	9,990.37	19,980.67	132,400.00	112,419.33	15.1
10-60-13 EMPLOYEE BENEFITS	7,084.36	14,155.03	80,100.00	65,944.97	17.7
10-60-14 OVERTIME WAGES	1,560.91	3,063.12	8,000.00	4,936.88	38.3
10-60-15 ON CALL WAGES	530.38	1,046.37	6,350.00	5,303.63	16.5
10-60-23 TRAVEL	.00	.00	1,000.00	1,000.00	.0
10-60-24 OFFICE SUPPLIES & POSTAGE	11.42	11.42	700.00	688.58	1.6
10-60-25 EQUIPMENT-SUPPLIES & MAINTENAN	10,109.49	16,726.32	75,000.00	58,273.68	22.3
10-60-26 STREET SUPPLIES AND MAINTENANC	2,461.26	4,042.84	75,000.00	70,957.16	5.4
10-60-27 UTILITIES	6.48	6.48	500.00	493.52	1.3
10-60-28 TELEPHONE	240.70	275.70	3,200.00	2,924.30	8.6
10-60-29 POWER - STREET LIGHTS	4,855.45	4,855.45	50,000.00	45,144.55	9.7
10-60-51 INSURANCE	75.19	9,207.12	10,200.00	992.88	90.3
10-60-63 OTHER SERVICES	.00	.00	12,000.00	12,000.00	.0
10-60-64 OTHER EXPENSES	69.26	69.26	6,500.00	6,430.74	1.1
10-60-70 CLASS C ROAD FUND	6,300.00	6,300.00	.00	(6,300.00)	.0
10-60-73 CAPITAL OUTLAY-OTHER THAN BUIL	.00	.00	177,000.00	177,000.00	.0
10-60-74 CAPITAL OUTLAY - EQUIPMENT	.00	.00	65,125.00	65,125.00	.0
TOTAL STREETS	43,295.27	79,739.78	703,075.00	623,335.22	11.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS & RECREATION</u>					
10-70-11 SALARIES & WAGES	4,588.00	9,320.16	62,900.00	53,579.84	14.8
10-70-12 WAGES TEMPORARY EMPLOYEES	10,097.74	20,015.73	63,500.00	43,484.27	31.5
10-70-13 EMPLOYEE BENEFITS	4,054.19	7,877.69	40,100.00	32,222.31	19.7
10-70-14 OVERTIME WAGES	1,423.25	1,456.87	2,500.00	1,043.13	58.3
10-70-23 TRAVEL	.00	.00	1,000.00	1,000.00	.0
10-70-24 OFFICE SUPPLIES & POSTAGE	88.94	271.02	2,400.00	2,128.98	11.3
10-70-25 EQUIPMENT-SUPPLIES & MAINTENAN	1,061.10	1,877.71	25,000.00	23,122.29	7.5
10-70-26 BUILDING AND GROUNDS SUPPLIES	8,815.34	14,364.03	55,000.00	40,635.97	26.1
10-70-27 UTILITIES	5,038.42	9,437.97	60,000.00	50,562.03	15.7
10-70-28 TELEPHONE	220.70	235.70	3,000.00	2,764.30	7.9
10-70-51 INSURANCE & SURETY BONDS	75.19	9,207.12	10,200.00	992.88	90.3
10-70-60 RODEO	40,450.52	38,151.87	35,000.00	(3,151.87)	109.0
10-70-63 OTHER SERVICES-AM FORK AGREEMT	.00	.00	78,500.00	78,500.00	.0
10-70-64 OTHER EXPENSES	47.54	726.09	.00	(726.09)	.0
10-70-65 ALPINE DAYS	43,121.59	65,078.13	115,000.00	49,921.87	56.6
10-70-66 OTHER EXPENSE - SPECIAL PROJEC	.00	150.00	.00	(150.00)	.0
10-70-67 MOYLE PARK	226.85	52.56	9,000.00	8,947.44	.6
10-70-68 LIBRARY	1,240.00	2,380.00	14,500.00	12,120.00	16.4
10-70-69 YOUTH COUNCIL	1,949.19	3,453.48	8,500.00	5,046.52	40.6
10-70-70 BOOK MOBILE	.00	.00	13,596.00	13,596.00	.0
10-70-71 TRAILS	.00	367.50	5,000.00	4,632.50	7.4
TOTAL PARKS & RECREATION	122,498.56	184,423.63	604,696.00	420,272.37	30.5
<u>CEMETERY</u>					
10-77-11 SALARIES & WAGES	4,588.00	9,320.16	62,900.00	53,579.84	14.8
10-77-12 WAGES TEMPORARY EMPLOYEE	10,097.72	20,015.70	63,500.00	43,484.30	31.5
10-77-13 EMPLOYEE BENEFITS	4,064.10	7,896.44	40,100.00	32,203.56	19.7
10-77-14 OVERTIME WAGES	1,423.25	1,456.87	2,500.00	1,043.13	58.3
10-77-23 TRAVEL	.00	.00	500.00	500.00	.0
10-77-24 OFFICE SUPPLIES & POSTAGE	.00	.00	250.00	250.00	.0
10-77-25 EQUIPMENT-SUPPLIES & MAINTENAN	346.94	786.04	12,000.00	11,213.96	6.6
10-77-26 BUILDING AND GROUNDS	.00	2,278.00	12,000.00	9,722.00	19.0
10-77-27 CEMETERY PAVING	446.56	893.12	.00	(893.12)	.0
10-77-28 TELEPHONE	15.00	30.00	850.00	820.00	3.5
10-77-51 INSURANCE & SURETY BONDS	75.19	9,207.12	10,200.00	992.88	90.3
10-77-63 OTHER SERVICES	12.39	12.39	10,000.00	9,987.61	.1
TOTAL CEMETERY	21,069.15	51,895.84	214,800.00	162,904.16	24.2

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GARBAGE</u>					
10-82-11 SALARIES & WAGES	3,603.38	7,194.87	54,100.00	46,905.13	13.3
10-82-13 EMPLOYEE BENEFITS	1,752.91	3,444.73	25,000.00	21,555.27	13.8
10-82-14 OVERTIME WAGES	397.50	523.38	1,500.00	976.62	34.9
10-82-24 OFFICE SUPPLIES & POSTAGE	522.97	1,021.21	3,600.00	2,578.79	28.4
10-82-28 TELEPHONE	7.50	15.00	250.00	235.00	6.0
10-82-31 PROFESSIONAL & TECHNICAL	700.00	700.00	4,800.00	4,100.00	14.6
10-82-34 TECHNOLOGY UPDATE	525.38	525.38	5,500.00	4,974.62	9.6
10-82-61 TIPPING FEES	15,786.21	15,786.21	166,000.00	150,213.79	9.5
10-82-62 WASTE PICKUP CONTRACT	40,489.04	40,489.04	482,000.00	441,510.96	8.4
10-82-64 OTHER EXPENSES	140.47	280.94	15,800.00	15,519.06	1.8
TOTAL GARBAGE	63,925.36	69,980.76	758,550.00	688,569.24	9.2
<u>MISCELLANEOUS</u>					
10-99-25 TECHNOLOGY UPGRADE	1,743.52	1,743.52	20,000.00	18,256.48	8.7
10-99-80 TRANSFER TO CAPITAL IMP FUND	.00	.00	34,666.00	34,666.00	.0
10-99-82 EMERGENCY PREP	114.10	114.10	5,000.00	4,885.90	2.3
TOTAL MISCELLANEOUS	1,857.62	1,857.62	59,666.00	57,808.38	3.1
TOTAL FUND EXPENDITURES	602,859.99	1,081,096.19	7,865,188.00	6,784,091.81	13.8
NET REVENUE OVER EXPENDITURES	(216,658.58)	(316,488.03)	2,792,704.00	3,109,192.03	(11.3)

ALPINE CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2025

CLASS C ROADS

ASSETS

11-1190	CASH - ALLOCATION FROM GENERAL	1,152,453.92	
11-1313	CLASS C MASS TRANSIT RECEIVABL	(28,931.71)	
	TOTAL ASSETS		1,123,522.21

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
11-2980	BALANCE BEGINNING OF YEAR	1,144,344.11	
	REVENUE OVER EXPENDITURES - YTD	(20,821.90)	
	BALANCE - CURRENT DATE	1,123,522.21	
	TOTAL FUND EQUITY		1,123,522.21
	TOTAL LIABILITIES AND EQUITY		1,123,522.21

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
11-33-56 B&C ROAD FUND ALLOTMENT	.00	.00	525,000.00	525,000.00	.0
11-33-60 MASS TRANSIT	.00	.00	195,000.00	195,000.00	.0
11-33-80 PUBLIC TRANSIT TAX	.00	.00	80,000.00	80,000.00	.0
TOTAL SOURCE 33	.00	.00	800,000.00	800,000.00	.0
<u>INTEREST AND MISC REVENUE</u>					
11-38-10 INTEREST EARNINGS	.00	.00	45,000.00	45,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	45,000.00	45,000.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
11-39-10 FUND BALANCE APPROPRIATION	.00	.00	5,000.00	5,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	5,000.00	5,000.00	.0
TOTAL FUND REVENUE	.00	.00	850,000.00	850,000.00	.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
11-60-70 CLASS C ROAD FUND PROJECTS	3,194.00	20,821.90	525,000.00	504,178.10	4.0
11-60-75 MASS TRANSIT PROJECTS	.00	.00	195,000.00	195,000.00	.0
11-60-80 PUBLIC TRANSPORTATION PROJECTS	.00	.00	80,000.00	80,000.00	.0
11-60-90 RESERVES	.00	.00	50,000.00	50,000.00	.0
TOTAL DEPARTMENT 60	3,194.00	20,821.90	850,000.00	829,178.10	2.5
TOTAL FUND EXPENDITURES	3,194.00	20,821.90	850,000.00	829,178.10	2.5
NET REVENUE OVER EXPENDITURES	(3,194.00)	(20,821.90)	.00	20,821.90	.0

ALPINE CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2025

RECREATION IMPACT FEES

ASSETS

15-1190	CASH - ALLOCATION FROM GENERAL	452,583.36	
	TOTAL ASSETS		452,583.36

LIABILITIES AND EQUITY

FUND EQUITY

15-2831	RESERVE-IMP RECREATION	571,085.62	
	UNAPPROPRIATED FUND BALANCE:		
15-2980	BALANCE BEGINNING OF YEAR	(123,878.26)	
	REVENUE OVER EXPENDITURES - YTD	5,376.00	
	BALANCE - CURRENT DATE	(118,502.26)	
	TOTAL FUND EQUITY		452,583.36
	TOTAL LIABILITIES AND EQUITY		452,583.36

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

RECREATION IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
15-37-31	RECREATION FACILITY FEES	5,376.00	5,376.00	100,000.00	94,624.00	5.4
	TOTAL OPERATING REVENUES	5,376.00	5,376.00	100,000.00	94,624.00	5.4
	<u>INTEREST AND MISC REVENUE</u>					
15-38-10	INTEREST EARNINGS	.00	.00	40,000.00	40,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	40,000.00	40,000.00	.0
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
15-39-10	FUND BALANCE APPROPRIATION	.00	.00	145,000.00	145,000.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	145,000.00	145,000.00	.0
	TOTAL FUND REVENUE	5,376.00	5,376.00	285,000.00	279,624.00	1.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

RECREATION IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
15-40-31	PARK SYSTEM	.00	.00	285,000.00	285,000.00	.0
	TOTAL EXPENDITURES	.00	.00	285,000.00	285,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	285,000.00	285,000.00	.0
	NET REVENUE OVER EXPENDITURES	5,376.00	5,376.00	.00	(5,376.00)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2025

STREET IMPACT FEES

<u>ASSETS</u>			
16-1190	CASH - ALLOCATION FROM GENERAL	165,903.19	
	TOTAL ASSETS		165,903.19
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
16-2980	BALANCE BEGINNING OF YEAR	163,536.55	
	REVENUE OVER EXPENDITURES - YTD	2,366.64	
	BALANCE - CURRENT DATE	165,903.19	
	TOTAL FUND EQUITY		165,903.19
	TOTAL LIABILITIES AND EQUITY		165,903.19

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

STREET IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
16-37-21	STREETS & TRANSPORTATION FEES	2,366.64	2,366.64	40,000.00	37,633.36	5.9
	TOTAL OPERATING REVENUES	2,366.64	2,366.64	40,000.00	37,633.36	5.9
	<u>INTEREST AND MISC REVENUE</u>					
16-38-10	INTEREST EARNINGS	.00	.00	25,000.00	25,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	25,000.00	25,000.00	.0
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
16-39-10	FUND BALANCE APPROPRIATION	.00	.00	340,000.00	340,000.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	340,000.00	340,000.00	.0
	TOTAL FUND REVENUE	2,366.64	2,366.64	405,000.00	402,633.36	.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

STREET IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
16-40-21	STREET & TRANSPORT EXPENSES	.00	.00	405,000.00	405,000.00	.0
	TOTAL EXPENDITURES	.00	.00	405,000.00	405,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	405,000.00	405,000.00	.0
	NET REVENUE OVER EXPENDITURES	2,366.64	2,366.64	.00	(2,366.64)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2025

PARC FUND

ASSETS

44-1190 CASH - ALLOCATION TO OTHER FUN

103,446.90

TOTAL ASSETS

103,446.90

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:

44-2980 BALANCE BEGINNING OF YEAR

103,446.90

BALANCE - CURRENT DATE

103,446.90

TOTAL FUND EQUITY

103,446.90

TOTAL LIABILITIES AND EQUITY

103,446.90

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

PARC FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
44-38-20 PARC TAX	.00	.00	100,000.00	100,000.00	.0
TOTAL SOURCE 38	.00	.00	100,000.00	100,000.00	.0
TOTAL FUND REVENUE	.00	.00	100,000.00	100,000.00	.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

PARC FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
44-40-72 CAPITAL OUTLAY - OTHER	.00	.00	100,000.00	100,000.00	.0
TOTAL DEPARTMENT 40	.00	.00	100,000.00	100,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	100,000.00	100,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

ALPINE CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2025

CAPITAL IMPROVEMENTS FUND

ASSETS

45-1190	CASH - ALLOCATION TO OTHER FUN	10,047,087.57	
	TOTAL ASSETS		10,047,087.57

LIABILITIES AND EQUITY

LIABILITIES

45-2124	OTHER BONDS	351,000.00	
45-2140	INFRA PROTECTION BONDS	1,478,188.48	
45-2147	OPEN SPACE BOND	141,500.00	
45-2150	RESTRICTED FOR ROADS	165,114.00	
45-2152	MOYLE PARK DONATIONS	5,212.00	
45-2156	MUSTARD DONATION/LAM PK TRAILS	4,948.00	
	TOTAL LIABILITIES		2,145,962.48

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
45-2960	EQUIPMENT REPLACEMENT	174,329.36	
45-2980	BALANCE BEGINNING OF YEAR	7,747,834.52	
	REVENUE OVER EXPENDITURES - YTD	(21,038.79)	
	BALANCE - CURRENT DATE	7,901,125.09	
	TOTAL FUND EQUITY		7,901,125.09
	TOTAL LIABILITIES AND EQUITY		10,047,087.57

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

CAPITAL IMPROVEMENTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTEREST AND MISC REVENUE</u>					
45-38-10	INTEREST REVENUE	.00	.00	400,000.00	400,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	400,000.00	400,000.00	.0
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
45-39-10	TRANSFER FROM GENERAL FUND	.00	.00	37,296.00	37,296.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	37,296.00	37,296.00	.0
	TOTAL FUND REVENUE	.00	.00	437,296.00	437,296.00	.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

CAPITAL IMPROVEMENTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
45-40-72	CAPITAL OUTLAY - OTHER	3,289.63	21,038.79	962,000.00	940,961.21	2.2
45-40-73	CAPITAL OUTLAY BUILDINGS	.00	.00	2,200,000.00	2,200,000.00	.0
45-40-74	CAPITAL OUTLAY - EQUIPMENT	.00	.00	68,000.00	68,000.00	.0
	TOTAL EXPENDITURES	3,289.63	21,038.79	3,230,000.00	3,208,961.21	.7
	TOTAL FUND EXPENDITURES	3,289.63	21,038.79	3,230,000.00	3,208,961.21	.7
	NET REVENUE OVER EXPENDITURES	(3,289.63)	(21,038.79)	(2,792,704.00)	(2,771,665.21)	(.8)

ALPINE CITY CORPORATION

BALANCE SHEET

AUGUST 31, 2025

WATER FUND

ASSETS

51-1110	CASH ON HAND	(126.43)	
51-1190	CASH - ALLOCATION FROM GENERAL		3,825,819.61	
51-1311	WATER ACCOUNTS RECEIVABLE		108,914.05	
51-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(390.78)	
51-1598	INVESTMENT IN WATER STOCK		73,400.00	
51-1610	DEFERRED OUTFLOWS-PENSIONS		57,509.00	
51-1611	LAND		219,000.00	
51-1621	BUILDING		169,102.63	
51-1622	ALLOWANCE FOR DEPRECIATION-BUI	(142,115.39)	
51-1631	IMPROVEMENTS OTHER THAN BUILDI		17,062,308.58	
51-1632	ALLOWANCE FOR DEPRECIATION-IMP	(6,958,669.14)	
51-1651	MACHINERY AND EQUIPMENT		1,274,518.67	
51-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(745,531.44)	
TOTAL ASSETS				<u>14,943,739.36</u>

LIABILITIES AND EQUITYLIABILITIES

51-2151	UTILITY DEPOSIT		26,200.00	
51-2220	WAGES PAYABLE		5,214.64	
51-2230	ST COMPENSATED ABSENCES		24,432.82	
51-2290	NET PENSION LIABILITY		42,961.00	
51-2410	DEFERRED INFLOWS-PENSIONS		193.00	
51-2530	LT COMPENSATED ABSENCES		2,154.10	
TOTAL LIABILITIES				101,155.56

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
51-2970	CONTRA ACCOUNT 81 IMPACT FEES	297,053.91		
51-2980	BEGINNING OF YEAR	14,477,403.29		
	REVENUE OVER EXPENDITURES - YTD	68,126.60		
BALANCE - CURRENT DATE			<u>14,842,583.80</u>	
TOTAL FUND EQUITY				<u>14,842,583.80</u>
TOTAL LIABILITIES AND EQUITY				<u>14,943,739.36</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
51-37-11	METERED WATER SALES	98,856.41	195,138.10	875,000.00	679,861.90	22.3
51-37-12	OTHER WATER REVENUE	650.00	2,100.00	20,000.00	17,900.00	10.5
51-37-16	WATER CONNECTION FEE	1,840.00	4,140.00	30,000.00	25,860.00	13.8
51-37-17	PENALTIES	628.56	1,422.32	5,700.00	4,277.68	25.0
	TOTAL OPERATING REVENUES	101,974.97	202,800.42	930,700.00	727,899.58	21.8
	<u>INTEREST AND MISC REVENUE</u>					
51-38-10	INTEREST EARNINGS	.00	.00	180,000.00	180,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	180,000.00	180,000.00	.0
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
51-39-11	UNAPPROPRIATED FUND EQUITY	.00	.00	542,725.00	542,725.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	542,725.00	542,725.00	.0
	TOTAL FUND REVENUE	101,974.97	202,800.42	1,653,425.00	1,450,624.58	12.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER EXPENDITURES</u>					
51-80-11 SALARIES & WAGES	13,851.46	27,690.84	189,300.00	161,609.16	14.6
51-80-13 EMPLOYEE BENEFITS	8,831.47	17,576.04	104,700.00	87,123.96	16.8
51-80-14 OVERTIME WAGES	1,958.41	3,586.50	9,000.00	5,413.50	39.9
51-80-15 ON CALL WAGES	530.38	1,046.37	7,600.00	6,553.63	13.8
51-80-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	2,500.00	2,500.00	.0
51-80-23 TRAVEL	.00	.00	3,000.00	3,000.00	.0
51-80-24 OFFICE SUPPLIES & POS	615.75	5,748.59	20,000.00	14,251.41	28.7
51-80-25 EQUIPMENT-SUPPLIES & MAINTENAN	681.30	1,427.78	21,000.00	19,572.22	6.8
51-80-26 BUILDING AND GROUNDS SUPPLIES	83.85	8,335.97	50,000.00	41,664.03	16.7
51-80-27 UTILITIES	14,285.02	14,358.27	35,000.00	20,641.73	41.0
51-80-28 TELEPHONE	304.44	403.18	2,500.00	2,096.82	16.1
51-80-31 PROFESSIONAL & TECHNICAL SERVI	1,050.00	1,050.00	25,000.00	23,950.00	4.2
51-80-33 EDUCATION	280.00	280.00	1,000.00	720.00	28.0
51-80-34 TECHNOLOGY UPDATE	528.52	528.52	10,000.00	9,471.48	5.3
51-80-35 DEPRECIATION EXPENSE	.00	.00	255,000.00	255,000.00	.0
51-80-51 INSURANCE AND SURETY BONDS	75.19	9,207.12	10,200.00	992.88	90.3
51-80-62 MISCELLANEOUS SERVICES	4,966.19	6,841.19	38,000.00	31,158.81	18.0
51-80-63 OTHER EXPENSES	7,077.74	19,151.94	35,000.00	15,848.06	54.7
51-80-72 CAPITAL OUTLAY - BUILDINGS	.00	.00	5,000.00	5,000.00	.0
51-80-73 CAPITOL OUTLAY - IMPROVEMENTS	.00	17,441.51	764,500.00	747,058.49	2.3
51-80-74 CAPITAL OUTLAY - EQUIPMENT	.00	.00	65,125.00	65,125.00	.0
TOTAL WATER EXPENDITURES	55,119.72	134,673.82	1,653,425.00	1,518,751.18	8.2
TOTAL FUND EXPENDITURES	55,119.72	134,673.82	1,653,425.00	1,518,751.18	8.2
NET REVENUE OVER EXPENDITURES	46,855.25	68,126.60	.00	(68,126.60)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

AUGUST 31, 2025

SEWER FUND

ASSETS

52-1190	CASH - ALLOCATION TO OTHER FUN	3,349,966.51	
52-1312	SEWER ACCOUNTS RECEIVABLE	93,533.15	
52-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(300.00)	
52-1610	DEFERRED OUTFLOWS-PENSIONS	54,126.00	
52-1611	LAND	21,072.00	
52-1621	BUILDING	45,971.00	
52-1622	ALLOWANCE FOR DEPRECIATION-BUI	(45,971.00)	
52-1631	IMPROVEMENTS OTHER THAN BUILDI	8,661,627.16	
52-1632	ALLOWANCE FOR DEPRECIATION-IMP	(3,764,808.90)	
52-1651	MACHINERY AND EQUIPMENT	480,281.76	
52-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(308,535.08)	
TOTAL ASSETS			8,586,962.60

LIABILITIES AND EQUITYLIABILITIES

52-2220	WAGES PAYABLE	5,214.64	
52-2230	ST COMPENSATED ABSENCES	24,431.76	
52-2290	NET PENSION LIABILITY	40,433.00	
52-2300	TSSD CLEARING ACCOUNT	157,547.90	
52-2410	DEFERRED INFLOWS-PENSIONS	181.00	
52-2530	LT COMPENSATED ABSENCES	2,154.10	
TOTAL LIABILITIES			229,962.40

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
52-2980	BALANCE BEGINNING OF YEAR	8,260,172.51	
	REVENUE OVER EXPENDITURES - YTD	96,827.69	
BALANCE - CURRENT DATE		8,357,000.20	
TOTAL FUND EQUITY			8,357,000.20
TOTAL LIABILITIES AND EQUITY			8,586,962.60

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
52-37-11 SEWER SYSTEM USAGE SALES	117,327.57	234,145.69	1,300,000.00	1,065,854.31	18.0
52-37-12 OTHER REVENUE	.00	.00	10,000.00	10,000.00	.0
52-37-16 SEWER CONNECTION FEE	625.00	1,000.00	5,000.00	4,000.00	20.0
TOTAL OPERATING REVENUES	117,952.57	235,145.69	1,315,000.00	1,079,854.31	17.9
<u>INTEREST AND MISC REVENUE</u>					
52-38-10 INTEREST EARNINGS	.00	.00	160,000.00	160,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	160,000.00	160,000.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
52-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	369,275.00	369,275.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	369,275.00	369,275.00	.0
TOTAL FUND REVENUE	117,952.57	235,145.69	1,844,275.00	1,609,129.31	12.8

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SEWER EXPENDITURES</u>					
52-81-11 SALARIES & WAGES	13,851.46	27,690.81	189,300.00	161,609.19	14.6
52-81-13 EMPLOYEE BENEFITS	8,831.38	17,575.85	104,700.00	87,124.15	16.8
52-81-14 OVERTIME WAGES	1,958.41	3,586.50	9,000.00	5,413.50	39.9
52-81-15 ON CALL WAGES	530.38	1,046.37	7,600.00	6,553.63	13.8
52-81-23 TRAVEL	.00	.00	2,750.00	2,750.00	.0
52-81-24 OFFICE SUPPLIES & POSTAGE	522.99	1,021.24	18,000.00	16,978.76	5.7
52-81-25 EQUIPMENT-SUPPLIES & MAINTENAN	.00	.00	10,000.00	10,000.00	.0
52-81-26 BUILDING AND GROUND SUPPLIES	662.47	1,408.95	12,000.00	10,591.05	11.7
52-81-27 UTILITIES	35.14	35.14	2,200.00	2,164.86	1.6
52-81-28 TELEPHONE	274.29	342.88	3,900.00	3,557.12	8.8
52-81-31 PROFESSIONAL & TECHNICAL	700.00	700.00	8,000.00	7,300.00	8.8
52-81-34 TECHNOLOGY UPDATE	528.52	528.52	7,000.00	6,471.48	7.6
52-81-35 DEPRECIATION EXPENSE	.00	.00	130,000.00	130,000.00	.0
52-81-51 INSURANCE AND SURETY BONDS	75.19	9,207.12	10,200.00	992.88	90.3
52-81-62 TIMPANOGOS SPECIAL SERVICE DIS	66,707.06	66,707.06	900,000.00	833,292.94	7.4
52-81-64 OTHER EXPENSES	3,843.16	5,820.32	34,500.00	28,679.68	16.9
52-81-73 CAPITAL OUTLAY-IMPROVEMENTS	2,647.24	2,647.24	330,000.00	327,352.76	.8
52-81-74 CAPITAL OUTLAY - EQUIPMENT	.00	.00	65,125.00	65,125.00	.0
TOTAL SEWER EXPENDITURES	101,167.69	138,318.00	1,844,275.00	1,705,957.00	7.5
TOTAL FUND EXPENDITURES	101,167.69	138,318.00	1,844,275.00	1,705,957.00	7.5
NET REVENUE OVER EXPENDITURES	16,784.88	96,827.69	.00	(96,827.69)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2025

PRESSURIZED IRRIGATION FUND

ASSETS

55-1190	CASH - ALLOCATION TO OTHER FUN	2,593,503.88	
55-1282	2020 BOND FUND 0352420	1,538.24	
55-1311	ACCOUNTS RECEIVABLE	158,589.30	
55-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(125.70)	
55-1610	DEFERRED OUTFLOWS-PENSIONS	37,212.00	
55-1631	PRESSURIZED IRRIGATION SYSTEM	16,389,423.30	
55-1632	ACCUMULATION DEPRECIATION-IMPR	(5,463,996.88)	
55-1633	CONSTRUCTION IN PROGRESS	.70	
55-1651	MACHINERY AND EQUIPMENT	389,320.31	
55-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(297,622.64)	
55-1910	DEFERED AMOUNT ON REFUNDING	26,617.02	
TOTAL ASSETS			13,834,459.53

LIABILITIES AND EQUITY

LIABILITIES

55-2141	ACCRUED INTEREST PAYABLE	3,040.71	
55-2220	WAGES PAYABLE	4,585.28	
55-2230	ST COMPENSATED ABSENCES	20,399.95	
55-2290	NET PENSION LIABILITY	27,798.00	
55-2410	DEFERRED INFLOWS-PENSIONS	125.00	
55-2511	CURRENT PORTION OF BONDS	356,000.00	
55-2532	BOND - 2020 WATER REFUNDING	1,473,000.00	
55-2540	LT COMPENSATED ABSENCES	2,154.10	
TOTAL LIABILITIES			1,887,103.04

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
55-2970	CONTRA ACCOUNT IMPACT FEES 85	282,500.00	
55-2980	BALANCE BEGINNING OF YEAR	11,485,808.28	
	REVENUE OVER EXPENDITURES - YTD	179,048.21	
BALANCE - CURRENT DATE		11,947,356.49	
TOTAL FUND EQUITY			11,947,356.49
TOTAL LIABILITIES AND EQUITY			13,834,459.53

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

PRESSURIZED IRRIGATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
55-37-11	IRRIGATION WATER SALES	156,285.86	300,314.40	1,150,000.00	849,685.60	26.1
55-37-12	OTHER REVENUE	17.22	192.22	1,000.00	807.78	19.2
55-37-16	PRESSURIZED CONNECTION FEE	3,818.62	7,021.27	40,000.00	32,978.73	17.6
	TOTAL OPERATING REVENUES	160,121.70	307,527.89	1,191,000.00	883,472.11	25.8
	<u>INTEREST AND MISC REVENUE</u>					
55-38-10	INTEREST EARNINGS	.00	.00	60,000.00	60,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	60,000.00	60,000.00	.0
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
55-39-11	UNAPPROPRIATED FUND EQUITY	.00	.00	1,381,329.00	1,381,329.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	1,381,329.00	1,381,329.00	.0
	TOTAL FUND REVENUE	160,121.70	307,527.89	2,632,329.00	2,324,801.11	11.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

PRESSURIZED IRRIGATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
55-40-11 SALARIES & WAGES, ADMINISTRATI	11,891.05	23,770.63	163,200.00	139,429.37	14.6
55-40-13 EMPLOYEE BENEFITS	7,759.81	15,431.84	91,700.00	76,268.16	16.8
55-40-14 OVERTIME WAGES	1,958.41	3,586.50	9,000.00	5,413.50	39.9
55-40-15 ON CALL WAGES	530.38	1,046.35	5,000.00	3,953.65	20.9
55-40-23 TRAVEL	.00	.00	1,200.00	1,200.00	.0
55-40-25 EQUIPMENT - SUPPLIES & MAINTEN	589.80	1,336.28	58,000.00	56,663.72	2.3
55-40-26 BUILDING & GROUNDS SUPPLIES	824.86	1,443.71	25,000.00	23,556.29	5.8
55-40-27 UTILITIES	50,884.21	50,921.14	185,000.00	134,078.86	27.5
55-40-28 TELEPHONE	273.52	341.34	3,500.00	3,158.66	9.8
55-40-29 OFFICE SUPPLIES & POSTAGE	5,892.96	6,573.29	12,000.00	5,426.71	54.8
55-40-31 PROFESSIONAL & TECHNICAL SERVI	350.00	350.00	5,000.00	4,650.00	7.0
55-40-32 ENGINEER SERVICES	1,005.47	1,005.47	10,000.00	8,994.53	10.1
55-40-33 TECHNOLOGY UPDATE	.00	.00	7,500.00	7,500.00	.0
55-40-34 ANNUAL AUDIT - UTAH WATER	528.52	528.52	.00	(528.52)	.0
55-40-35 DEPRECIATION EXPENSE	.00	.00	223,704.00	223,704.00	.0
55-40-51 INSURANCE & SURETY BONDS	75.19	9,207.12	11,200.00	1,992.88	82.2
55-40-62 MISCELLANEOUS SERVICES	2,735.71	2,735.71	33,000.00	30,264.29	8.3
55-40-63 OTHER EXPENSES	2,015.47	4,030.94	23,000.00	18,969.06	17.5
55-40-71 CUP WATER	.00	.00	184,000.00	184,000.00	.0
55-40-73 CAPITAL OUTLAY	6,170.84	6,170.84	1,267,500.00	1,261,329.16	.5
55-40-74 CAPITAL OUTLAY - EQUIPMENT	.00	.00	35,125.00	35,125.00	.0
55-40-83 BOND PRINCIPAL #8938222	.00	.00	278,700.00	278,700.00	.0
TOTAL EXPENDITURES	93,486.20	128,479.68	2,632,329.00	2,503,849.32	4.9
TOTAL FUND EXPENDITURES	93,486.20	128,479.68	2,632,329.00	2,503,849.32	4.9
NET REVENUE OVER EXPENDITURES	66,635.50	179,048.21	.00	(179,048.21)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2025

STORM DRAIN FUND

ASSETS

56-1190	CASH - ALLOCATION TO OTHER FUN	1,047,598.86	
56-1313	STORM DRAIN ACCTS RECEIVABLE	16,829.92	
56-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(267.63)	
56-1610	DEFERRED OUTFLOWS-PENSIONS	16,915.00	
56-1611	LAND	216,055.23	
56-1631	STORM DRAIN IMPROVEMENTS	7,608,247.36	
56-1632	ALLOWANCE FOR DEPRECIATION	(2,232,306.32)	
	TOTAL ASSETS		6,673,072.42

LIABILITIES AND EQUITY

LIABILITIES

56-2220	WAGES PAYABLE	1,439.58	
56-2230	ST COMPENSATED ABSENCES	16,340.35	
56-2290	NET PENSION LIABILITY	12,635.00	
56-2410	DEFERRED INFLOWS-PENSIONS	57.00	
56-2530	LT COMPENSATED ABSENCES	1,352.00	
	TOTAL LIABILITIES		31,823.93

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
56-2920	CONTRA IMPACT FEE	195,975.13	
56-2980	BALANCE BEGINNING OF YEAR	6,438,685.62	
	REVENUE OVER EXPENDITURES - YTD	6,587.74	
	BALANCE - CURRENT DATE	6,641,248.49	
	TOTAL FUND EQUITY		6,641,248.49
	TOTAL LIABILITIES AND EQUITY		6,673,072.42

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

STORM DRAIN FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
56-37-11	STORM DRAIN REVENUE	16,051.10	32,097.16	200,000.00	167,902.84	16.1
56-37-12	OTHER REVENUE	.00	.00	1,000.00	1,000.00	.0
56-37-13	SWPP FEE	900.00	1,800.00	14,000.00	12,200.00	12.9
	TOTAL OPERATING REVENUES	16,951.10	33,897.16	215,000.00	181,102.84	15.8
	<u>INTEREST AND MISC REVENUE</u>					
56-38-10	INTEREST EARNINGS	.00	.00	47,000.00	47,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	47,000.00	47,000.00	.0
	<u>SOURCE 39</u>					
56-39-12	UNAPPROPRIATED FUND EQUITY	.00	.00	162,150.00	162,150.00	.0
	TOTAL SOURCE 39	.00	.00	162,150.00	162,150.00	.0
	TOTAL FUND REVENUE	16,951.10	33,897.16	424,150.00	390,252.84	8.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

STORM DRAIN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
56-40-11 SALARIES & WAGES, ADMINISTRATI	4,469.77	8,939.15	64,600.00	55,660.85	13.8
56-40-13 EMPLOYEE BENEFITS	2,896.00	5,780.19	39,200.00	33,419.81	14.8
56-40-14 OVERTIME WAGES	.00	.00	1,000.00	1,000.00	.0
56-40-20 PLANNING	.00	.00	500.00	500.00	.0
56-40-21 BOOKS, SUBSCRIPTIONS & MEMBERS	200.00	400.00	4,000.00	3,600.00	10.0
56-40-23 TRAVEL	.00	.00	650.00	650.00	.0
56-40-24 OFFICE SUPPLIES & POSTAGE	.00	.00	500.00	500.00	.0
56-40-26 BUILDING & GROUND SUPPLIES	.00	.00	4,500.00	4,500.00	.0
56-40-27 STORM DRAIN UTILITIES	45.27	90.54	.00	(90.54)	.0
56-40-34 TECHNOLOGY UPDATE	525.36	525.36	5,500.00	4,974.64	9.6
56-40-35 DEPRECIATION EXPENSE	.00	.00	83,500.00	83,500.00	.0
56-40-51 INSURANCE	75.15	9,207.02	10,200.00	992.98	90.3
56-40-62 MISCELLANEOUS SERVICES	247.16	349.32	10,000.00	9,650.68	3.5
56-40-73 CAPITAL OUTLAY	2,017.84	2,017.84	200,000.00	197,982.16	1.0
TOTAL EXPENDITURES	10,476.55	27,309.42	424,150.00	396,840.58	6.4
TOTAL FUND EXPENDITURES	10,476.55	27,309.42	424,150.00	396,840.58	6.4
NET REVENUE OVER EXPENDITURES	6,474.55	6,587.74	.00	(6,587.74)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2025

TRUST AND AGENCY FUND

ASSETS

70-1190 CASH - ALLOCATION TO OTHER FUN

796,561.12

TOTAL ASSETS

796,561.12

LIABILITIES AND EQUITY

ALPINE CITY CORPORATION

BALANCE SHEET

AUGUST 31, 2025

TRUST AND AGENCY FUND

LIABILITIES

70-2300	BOND FOR BECK PINES PLAT A	4,167.30	
70-2301	CHERRYPOINT ROAD PRESERVATION	14,513.70	
70-2302	BOND FOR BECK PINES PLAT C	3,715.54	
70-2303	DRAINAGE BOND MCFADDEN	20,000.00	
70-2304	LEGACY HEIGHTS PLAT A	7,557.88	
70-2307	BASEBALL FIELD #4	46,990.00	
70-2308	BLANK UTILITIES BOND	1,600.00	
70-2310	BOND FOR HERITAGE HILLS	10,800.00	
70-2311	ESCROW BOND BATEMAN LANE	13,067.20	
70-2332	BROOKSIDE CT 3 FALLS SEALCOAT	3,000.00	
70-2333	RIDGE@ALPINE PHASE 5 SEALCOAT	22,860.75	
70-2334	LAYTON SUBDIVISION SEALCOAT	7,400.00	
70-2338	REGAN PACK SIDEWALK BOND	2,852.00	
70-2345	ALPINE RIDGE PHASE 5 OAK VIEW	3,323.20	
70-2346	FORT CREEK MANOR PLAT A	7,014.30	
70-2347	THREE FALLS FLOCK CAMERAS	5,700.00	
70-2373	ALPINE VIEW ESTATES	3,509.00	
70-2384	JECCO FARM ROAD IMPROVEMENTS	1,611.00	
70-2401	20-BROOKSIDE MEADOWS ROAD FUND	13,275.00	
70-2422	CASH BOND TERRY PEARCE SITE	1,007.20	
70-2425	ESCROW BOND 1095 E WATKINS LN	880.00	
70-2430	ESCROW RIDGE DRIVE SIDEWALK	1,323.00	
70-2432	ESCROW 648 N PATTERSON LN C&G	2,400.00	
70-2445	CASH BOND FOR NORTH GROVE DR	11,866.20	
70-2446	BOND FOR BURGESS PL SIDEWALK	400.00	
70-2449	RED DEER CONSTRUCTION	6,312.00	
70-2450	PERRY/APPLE CREEK ACRES	84.00	
70-2451	ALPINE ACRES PLAT C C&G	2,240.00	
70-2453	CARL PACK STREET ESCROW	12,279.17	
70-2454	JOANN PACK STREET ESCROW	12,198.38	
70-2455	WAYNE PACK STREET ESCROW	12,198.38	
70-2456	LORRAINE WALZ STREET ESCROW	13,727.00	
70-2457	JONES SITE PLAN 253 N 200 E	547.00	
70-2458	VINTAGE PLACE B	845.00	
70-2462	20-MONTEDELLA SUBDIVISION	175,800.34	
70-2465	PEARCE (TERRY) PEARCE PLAT A	42,378.75	
70-2470	22-SILVERHAWK BOND-GRENNY	5,000.00	
70-2471	SUMMIT POINT RECLAM BOND	3,955.00	
70-2538	WILLIS BECKSTEAD - WATER MAIN	280.61	
70-2544	DON ROGERS - FORT CANYON	1,291.31	
70-2545	DON ROGERS - FORT CANYON	12,918.62	
70-2572	BOND FOR JAMES MOYLE	3,010.00	
70-2579	BOND FOR RED PINE DRIVE	2,995.00	
70-2585	VEIN TOWLE BARN BOND	24,033.15	
70-2586	BOND FOR DAVID PEIRCE 600 S	904.00	
70-2591	BOND FOR RIVER MEADOWS OFC PK	4,012.50	
70-2599	BOND FOR 300 NORTH EXTENTION	10,586.00	
TOTAL LIABILITIES			558,429.48
<u>FUND EQUITY</u>			
70-2603	ELKRIDGE LUXURY ESTATES BOND	61,160.00	

ALPINE CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2025

TRUST AND AGENCY FUND

UNAPPROPRIATED FUND BALANCE:			
70-2974	24-JACKSON HGT PLAT B SIDEWALK	7,600.00	
70-2980	BALANCE BEGINNING OF YEAR	<u>169,371.64</u>	
BALANCE - CURRENT DATE			<u>176,971.64</u>
TOTAL FUND EQUITY			<u>238,131.64</u>
TOTAL LIABILITIES AND EQUITY			<u><u>796,561.12</u></u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

TRUST AND AGENCY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST AND MISC REVENUE</u>					
70-38-10 INTEREST REVENUE	.00	.00	34,000.00	34,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	34,000.00	34,000.00	.0
TOTAL FUND REVENUE	.00	.00	34,000.00	34,000.00	.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

TRUST AND AGENCY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
70-40-64	MISCELLANEOUS EXPENSES	.00	.00	34,000.00	34,000.00	.0
	TOTAL EXPENDITURES	.00	.00	34,000.00	34,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	34,000.00	34,000.00	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

ALPINE CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2025

CEMETERY PERPETUAL CARE FUND

ASSETS

71-1190	CASH - ALLOCATION TO OTHER FUN	1,790,817.67	
	TOTAL ASSETS		1,790,817.67

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
71-2980	BALANCE BEGINNING OF YEAR	1,773,567.67	
	REVENUE OVER EXPENDITURES - YTD	17,250.00	
	BALANCE - CURRENT DATE	1,790,817.67	
	TOTAL FUND EQUITY		1,790,817.67
	TOTAL LIABILITIES AND EQUITY		1,790,817.67

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

CEMETERY PERPETUAL CARE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTERGOVERNMENTAL REVENUE</u>					
71-33-56	CEMETERY LOT PAYMENTS	10,200.00	16,575.00	20,000.00	3,425.00	82.9
71-33-58	UPRIGHT MONUMENT	75.00	675.00	2,500.00	1,825.00	27.0
	TOTAL INTERGOVERNMENTAL REVENUE	10,275.00	17,250.00	22,500.00	5,250.00	76.7
	<u>INTEREST AND MISC REVENUE</u>					
71-38-10	INTEREST REVENUE	.00	.00	45,000.00	45,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	45,000.00	45,000.00	.0
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
71-39-10	FUND SURPLUS	.00	.00	102,500.00	102,500.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	102,500.00	102,500.00	.0
	TOTAL FUND REVENUE	10,275.00	17,250.00	170,000.00	152,750.00	10.2

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
71-40-64 OTHER EXPENSES	.00	.00	170,000.00	170,000.00	.0
TOTAL EXPENDITURES	.00	.00	170,000.00	170,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	170,000.00	170,000.00	.0
NET REVENUE OVER EXPENDITURES	10,275.00	17,250.00	.00	(17,250.00)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2025

WATER IMPACT FEES

ASSETS

81-1190	CASH - ALLOCATION FROM GENERAL		797,842.19	
	TOTAL ASSETS			797,842.19

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
81-2970	CONTRA ACCOUNT IMPACT FEES 51	(297,053.91)	
81-2980	BALANCE BEGINNING OF YEAR		1,053,746.69	
	REVENUE OVER EXPENDITURES - YTD		41,149.41	
	BALANCE - CURRENT DATE		797,842.19	
	TOTAL FUND EQUITY			797,842.19
	TOTAL LIABILITIES AND EQUITY			797,842.19

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

WATER IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
81-37-20	WATER IMPACT FEES	29,074.75	44,193.62	135,000.00	90,806.38	32.7
	TOTAL OPERATING REVENUES	29,074.75	44,193.62	135,000.00	90,806.38	32.7
	<u>INTEREST AND MISC REVENUE</u>					
81-38-10	INTEREST EARNINGS	.00	.00	35,000.00	35,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	35,000.00	35,000.00	.0
	TOTAL FUND REVENUE	29,074.75	44,193.62	170,000.00	125,806.38	26.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

WATER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
81-80-70 CAPITAL OUTLAY - IMPACT FEE	3,044.21	3,044.21	170,000.00	166,955.79	1.8
TOTAL IMPACT FEE PROJECTS	3,044.21	3,044.21	170,000.00	166,955.79	1.8
TOTAL FUND EXPENDITURES	3,044.21	3,044.21	170,000.00	166,955.79	1.8
NET REVENUE OVER EXPENDITURES	26,030.54	41,149.41	.00	(41,149.41)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2025

SEWER IMPACT FEES

<u>ASSETS</u>			
82-1190	CASH - ALLOCATION FROM GENERAL	167,498.00	
	TOTAL ASSETS		167,498.00
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
82-2980	BALANCE BEGINNING OF YEAR	167,430.41	
	REVENUE OVER EXPENDITURES - YTD	67.59	
	BALANCE - CURRENT DATE	167,498.00	
	TOTAL FUND EQUITY		167,498.00
	TOTAL LIABILITIES AND EQUITY		167,498.00

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

SEWER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
82-37-20 SEWER IMPACT FEES	1,450.08	2,175.12	25,000.00	22,824.88	8.7
TOTAL OPERATING REVENUES	1,450.08	2,175.12	25,000.00	22,824.88	8.7
TOTAL FUND REVENUE	1,450.08	2,175.12	25,000.00	22,824.88	8.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

SEWER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
82-80-70 CAPITAL OUTLAY - IMPACT FEE	2,107.53	2,107.53	25,000.00	22,892.47	8.4
TOTAL IMPACT FEE PROJECTS	2,107.53	2,107.53	25,000.00	22,892.47	8.4
TOTAL FUND EXPENDITURES	2,107.53	2,107.53	25,000.00	22,892.47	8.4
NET REVENUE OVER EXPENDITURES	(657.45)	67.59	.00	(67.59)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

AUGUST 31, 2025

PI IMPACT FEES

ASSETS

85-1190 CASH - ALLOCATION FROM GENERAL

596,578.81

TOTAL ASSETS

596,578.81

LIABILITIES AND EQUITYFUND EQUITY

UNAPPROPRIATED FUND BALANCE:

85-2970 CONTRA ACCOUNT IMPACT FEES 55

(282,500.00)

85-2980 BALANCE BEGINNING OF YEAR

870,947.91

REVENUE OVER EXPENDITURES - YTD

8,130.90

BALANCE - CURRENT DATE

596,578.81

TOTAL FUND EQUITY

596,578.81

TOTAL LIABILITIES AND EQUITY

596,578.81

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

PI IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
85-37-20	PI IMPACT FEES	5,389.16	12,111.79	200,000.00	187,888.21	6.1
	TOTAL OPERATING REVENUES	5,389.16	12,111.79	200,000.00	187,888.21	6.1
	<u>INTEREST AND MISC REVENUE</u>					
85-38-10	INTEREST EARNINGS	.00	.00	27,500.00	27,500.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	27,500.00	27,500.00	.0
	TOTAL FUND REVENUE	5,389.16	12,111.79	227,500.00	215,388.21	5.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

PI IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENDITURES					
85-40-45	PROJECTS	3,980.89	3,980.89	116,000.00	112,019.11	3.4
85-40-86	BOND PI INTEREST AND PRINCIPAL	.00	.00	111,500.00	111,500.00	.0
	TOTAL EXPENDITURES	3,980.89	3,980.89	227,500.00	223,519.11	1.8
	TOTAL FUND EXPENDITURES	3,980.89	3,980.89	227,500.00	223,519.11	1.8
	NET REVENUE OVER EXPENDITURES	1,408.27	8,130.90	.00	(8,130.90)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2025

STORM DRAIN IMPACT FEES

ASSETS

86-1190	CASH - ALLOCATION FROM GENERAL	223,517.86	
	TOTAL ASSETS		223,517.86

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
86-2920	CONTRA IMPACT FEE	(195,975.13)	
86-2980	BALANCE BEGINNING OF YEAR	417,892.99	
	REVENUE OVER EXPENDITURES - YTD	1,600.00	
	BALANCE - CURRENT DATE	223,517.86	
	TOTAL FUND EQUITY		223,517.86
	TOTAL LIABILITIES AND EQUITY		223,517.86

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

STORM DRAIN IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
86-37-20	STORM DRAIN IMPACT FEES	1,600.00	1,600.00	25,000.00	23,400.00	6.4
	TOTAL OPERATING REVENUES	1,600.00	1,600.00	25,000.00	23,400.00	6.4
	<u>INTEREST AND MISC REVENUE</u>					
86-38-10	INTEREST EARNINGS	.00	.00	11,000.00	11,000.00	.0
	TOTAL INTEREST AND MISC REVENUE	.00	.00	11,000.00	11,000.00	.0
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
86-39-10	FUND BALANCE APPROPRIATION	.00	.00	14,000.00	14,000.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	14,000.00	14,000.00	.0
	TOTAL FUND REVENUE	1,600.00	1,600.00	50,000.00	48,400.00	3.2

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2025

STORM DRAIN IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
86-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	50,000.00	50,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	50,000.00	50,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	50,000.00	50,000.00	.0
NET REVENUE OVER EXPENDITURES	1,600.00	1,600.00	.00	(1,600.00)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2025

FUND 91

ASSETS

91-1611	LAND	23,172,643.75	
91-1621	BUILDINGS	3,022,722.67	
91-1622	ALLOWANCE FOR DEPRECIATION-BUI	(73,300.48)	
91-1631	IMPROVEMENTS OTHER THAN BUILDI	45,747,264.23	
91-1632	ALLOWANCE FOR DEPR'N-OTHER BUI	(1,207,130.84)	
91-1651	MACHINERY AND EQUIPMENT	1,969,257.40	
91-1652	ALLOWANCE FOR DEPR'N-MACH./EQU	(82,040.00)	
91-1690	ACCUMULATED DEPRECIATION	(28,169,455.97)	
TOTAL ASSETS			44,379,960.76

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
91-2980	BEGINNING OF YEAR	38,150,052.63	
91-2985	ADDITIONS - CURRENT YEAR	6,229,908.13	
BALANCE - CURRENT DATE		44,379,960.76	
TOTAL FUND EQUITY			44,379,960.76
TOTAL LIABILITIES AND EQUITY			44,379,960.76

ALPINE CITY CORPORATION
BALANCE SHEET
AUGUST 31, 2025

GENERAL LONG-TERM DEBT

ASSETS

95-1610	DEFERRED OUTFLOW PENSION	172,528.00	
95-1611	AMOUNT TO BE PROVIDED-GEN FUND	59,124.56	
	TOTAL ASSETS		231,652.56

LIABILITIES AND EQUITY

LIABILITIES

95-2090	SWEEPER LEASE	.01	
95-2290	NET PENSION LIABILITY	128,882.00	
95-2410	DEFERRED INFLOWS PENSION	578.00	
	TOTAL LIABILITIES		129,460.01

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
95-2940	ACC COMP ABSENCES-CURRENT	95,592.89	
95-2950	ACC COMP ABSENCES	6,599.66	
	BALANCE - CURRENT DATE	102,192.55	
	TOTAL FUND EQUITY		102,192.55
	TOTAL LIABILITIES AND EQUITY		231,652.56

ALPINE CITY COUNCIL AGENDA

SUBJECT: Annexation Petition

FOR CONSIDERATION ON: September 23rd, 2025

PETITIONER: Ken Fitzgerald

ACTION REQUESTED BY PETITIONER: Approval of O2025-22 Annexation Petition.

Review Type: Legislative

BACKGROUND INFORMATION:

Ken Fitzgerald, the owner of parcels 11:052:0015, 11:049:0008, and 11:052:0040 has submitted an annexation petition to be incorporated into Alpine City. The total combined size of the parcels is 19.86 acres, which is requested to be annexed into the city. A total of 20.06 acres will be included in this development with .20 already within city limits.

The applicant is requesting a zoning designation of CR-40,000 which matches the surrounding areas in the city as a base zone with a PRD overlay zoning designation as well. The PRD Overlay requires a minimum lot size of 20,000 square feet along with the 25% open space requirement.

A concept plan that was submitted shows 12 lots with the smallest total being 37,384 square feet. The proposed layout also includes 5.47 acres of open space along the east portion of the development. There are also rerouted trails included in the concept along the west (Canal), central (Flank), and eastern (Corkscrew) parts of the development. The intent is to develop this property into a residential subdivision. A separate development to the north will also need to be developed to connect and provide ingress and egress for both properties (connecting Bald Mtn Dr. & High Mtn. Rd.). The northern development is already within city limits and an agreement for the location of the road for both developments has been included in your packet.

During their December 28th, 2024 meeting the City Council voted to accept the annexation petition for further study and to send it to the Planning Commission for further review. A pre-annexation agreement was also approved by the City Council as drafted by the City Attorney. This agreement is meant to create terms for both parties (city and applicant) as part of the review process. It spells out such items as the need and location for trails, road connections, expected zoning designations, and site plan proposals. By adopting this agreement, the city is not obligated to then approve the annexation after a recommendation from the Planning Commission and review by the City Council. The pre-annexation agreement is included in your packet for informational purposes only. To amend the pre-annexation agreement a separate agenda would be needed.

The Planning Commission reviewed this item during their March 4th meeting. It was decided that the pre-annexation covered any recommendations that the Planning Commission would have made. They also discussed requiring some kind of preventative berm for wildfire purposes as was required for other subdivisions in the wildland urban interface zone. If this property were to be annexed, prevention measures can be discussed during the

subdivision review process and after review by the Lone Peak Fire Department. The Planning Commission made a unanimous motion to recommend acceptance of the annexation petition of these properties.

The City Council held a public hearing during their March 25th, 2025 meeting. Due to the absence of a full body of the Council, the application was tabled. Staff has been ensuring any water concerns are addressed as well as legal questions answered since that time.

On June 10th the application was reviewed by the City Council. The Council voted to table the application again. The city was in the process of receiving updated fee recommendations from Horrocks Engineering for related project costs that would impact a potential annexation fee. The City Attorney's firm also had a conflict of interest, during that time staff reached out to a neighboring community's attorney who originally agreed but also had to back out due to a conflict of interest. Eric Johnson who also represents multiple cities throughout the State was able to provide legal opinions on the process and pre-annexation agreement. It is his opinion that everything has been followed procedurally and that minor edits have been proposed for the pre-annexation agreement.

The Trails Committee was also able to review and make a recommendation to the proposal regarding trails. Their recommendation is attached.

REVIEW STANDARDS

Chapter 5 of the Alpine Development Code provides criteria for the city to review when considering annexations. Below are the standards in place and feedback for review:

1. *Whether or not it is in the interest of the city to annex additional land at that time.*
This determination should be made by the City Council, following a detailed review of the proposed annexation and a recommendation of the Planning Commission. The recommendation of the Planning Commission was to accept the proposed annexation based on a review of land use criteria.
2. *The capability of Alpine City to supply adequate municipal services to the area proposed for annexation, such as public streets, water, sewer, police and fire protection including what necessary improvements will be a requirement of the petitioners/owners of the property.* No services are currently being provided by the city as this is raw ground. Any public street would be constructed by the applicant (extending Bald Mountain Drive and High Mountain Drive). In addition, offsite water improvements will be required, some of which will need to be extended through Lambert Park. Preliminary recommendations for the required culinary and pressurized irrigation system improvements were outlined in a memo prepared by Horrocks Engineers dated January 19, 2024. See attached memo and exhibits. These improvements were recommended based on a concept plan that was provided by the owner. The sewer main located in High Mountain Drive will need to be extended through the Patterson properties in order to serve the Fitzgerald property.
3. *Whether or not Water Rights will be required of all property annexed into Alpine City. If the property has a current water system, the City Council may require the dedication of that system and the water rights with any necessary improvements being made to the system by the owners of the water system as a condition of annexation.* Water rights will need to be provided as part of this annexation petition. With there being no water system within this property, dedication of a water system is not applicable. Water rights need to be submitted concurrent with annexation approval.

4. Whether or not the proposed annexation is consistent with the City's General Plan.

This property is in the very eastern part of the city and is surrounded by CR-40,000 zoning. Lots directly to the west are at least 40,000 square feet in size. While lots to the South are part of an existing PRD and have lots roughly 24,000 square feet in size. If annexed into Alpine City, the lots will be required to meet frontage and setback requirements as development occurs. The lot size is consistent with the standards found in the PRD zoning requirements with a CR-40,000 underlay zone.

5. What conditions, if any, should be attached to proposed annexations in order to provide adequate services, protect health or safety, or are necessary for proper implementation of the General Plan such as dedications for parks, trails, open space, road, of other public facilities.

Conditions agreed upon in the pre-annexation agreement will be a requirement of the proposed annexation. An annexation fee is also being proposed as part of the annexation review if approved (see next section). Any additional conditions should be added to as part of the review process.

6. Whether as a condition and requirement of annexation, an annexation fee will be negotiated between the City and the petitioners. This fee may be separate and distinct from, and in addition to, any development impact fee assessed pursuant to the terms of the City's impact fee ordinance. The purpose of these fees shall be to reimburse the city for any extraordinary impacts on the City and infrastructure which may be created by the annexation.

Fees are legislative in nature, the City Council shall determine annexation fees and other related matters. Any fees attached to this annexation petition request would need to include an amendment to the pre-annexation agreement. See the attached memo prepared by Shane Sorensen according to a study recently completed with Horrocks Engineering regarding proposed infrastructure fees.

CITY CODE:

[Alpine Development Code Chapter 5 Annexations](#)

NOTICING:

A public hearing is required to be held by the City Council, which occurred during the meeting on March 25th, 2025.

STAFF RECOMMENDATION:

Because this is a legislative decision, approval or denial should be based on consistency with the General Plan, city code, and adopted policies. Staff recommends the following conditions be completed at the time of annexation:

- Payment of any annexation fee set by the Council.
- Execution of the road agreement with the northern property owner, signed and submitted to the City.
- Dedication of required water shares.
- Recordation of trail easements with the County.

SAMPLE MOTION TO APPROVE:

I move to approve O2025-22 the petition to annex parcels 11:085:0015, 11:052:0040 and 11:049:0008.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

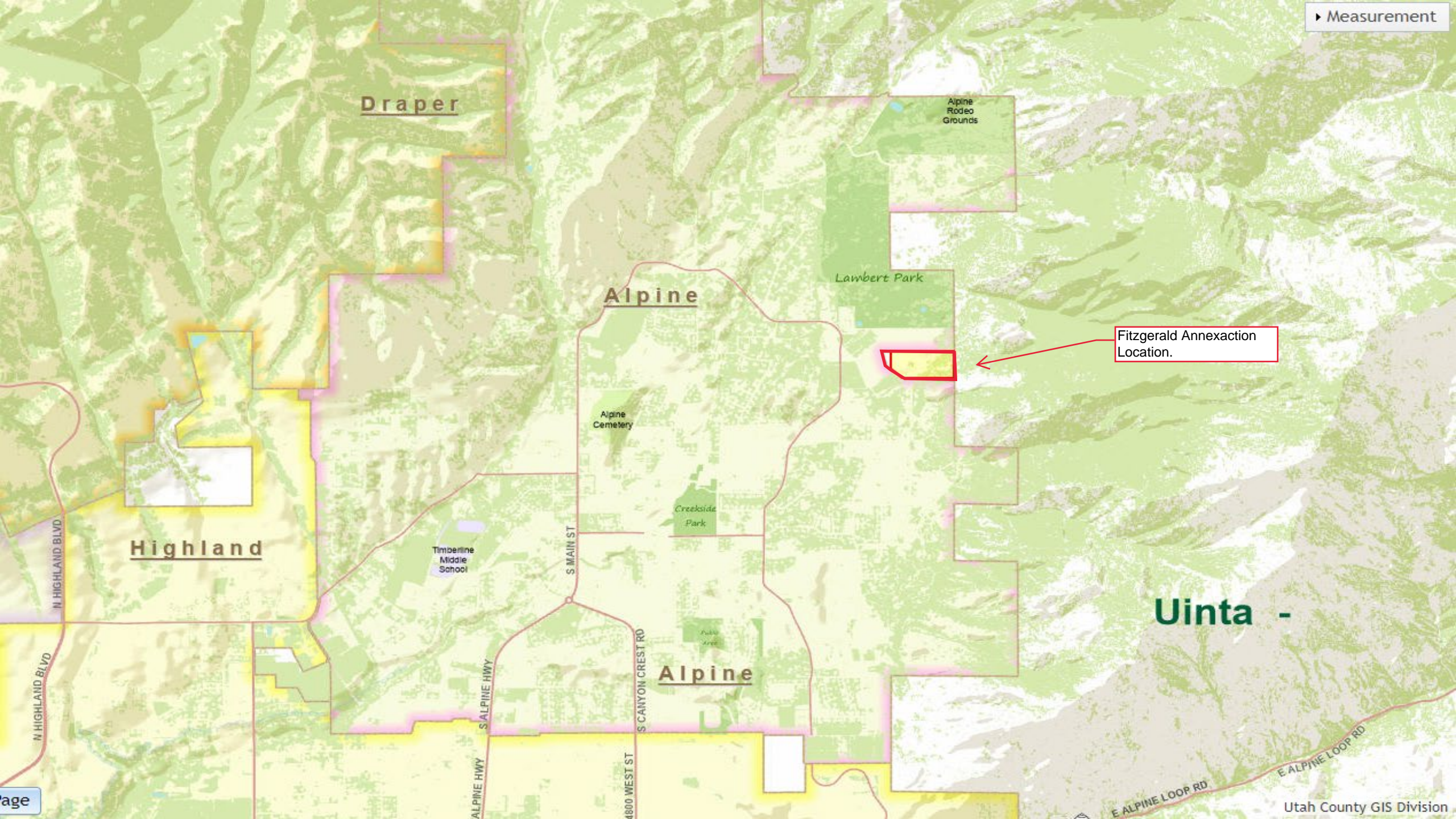
I move to approve O2025-22 the petition to annex parcels 11:085:0015, 11:052:0040 and 11:049:0008 with the following conditions.

****insert conditions****

SAMPLE MOTION TO TABLE/DENY:

I move to deny O2025-22 the petition to annex parcels 11:085:0015, 11:052:0040, and 11:049:0008 based on the following:

****insert finding****



Draper

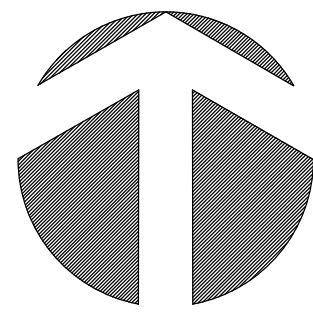
Alpine

Highland

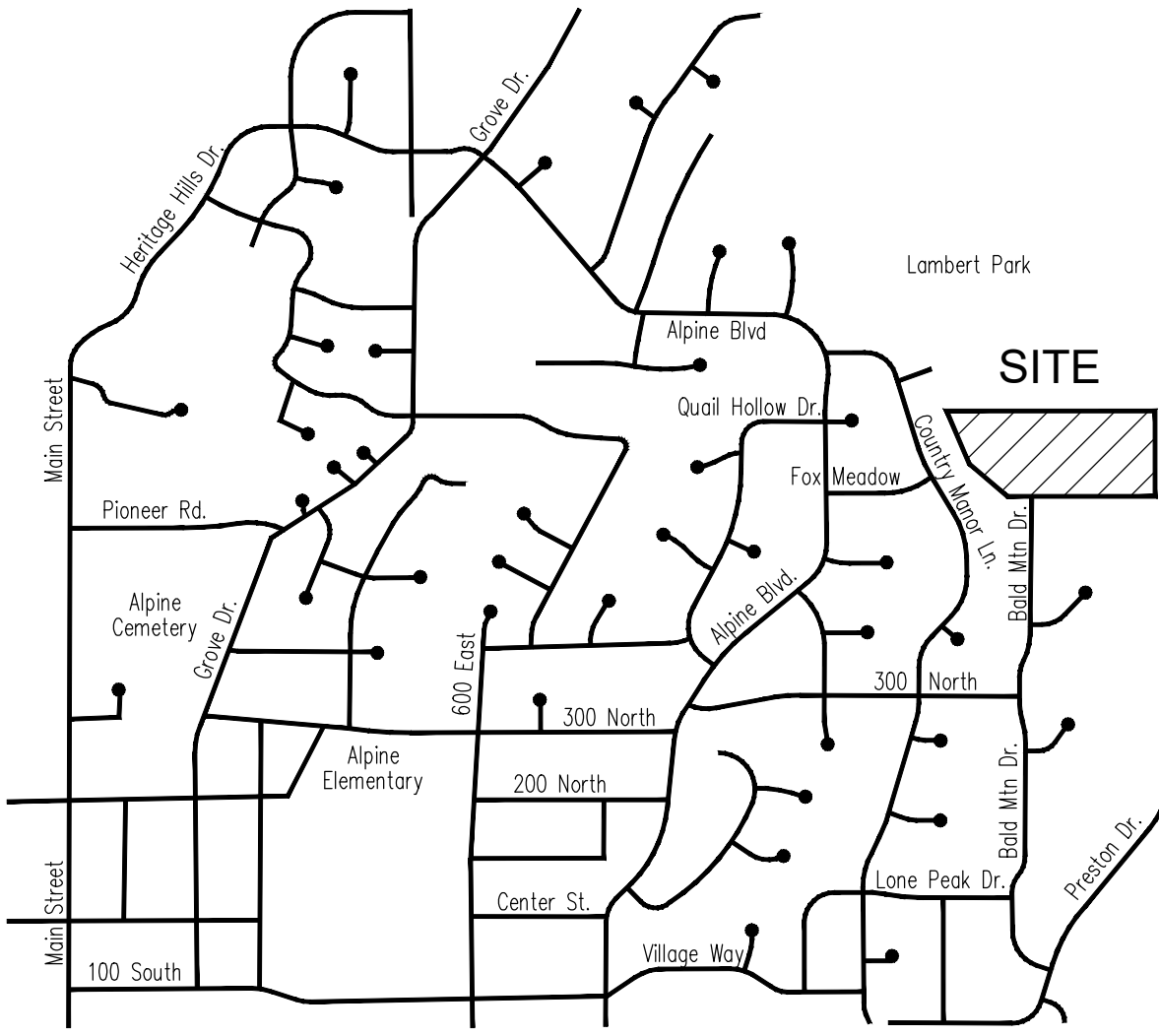
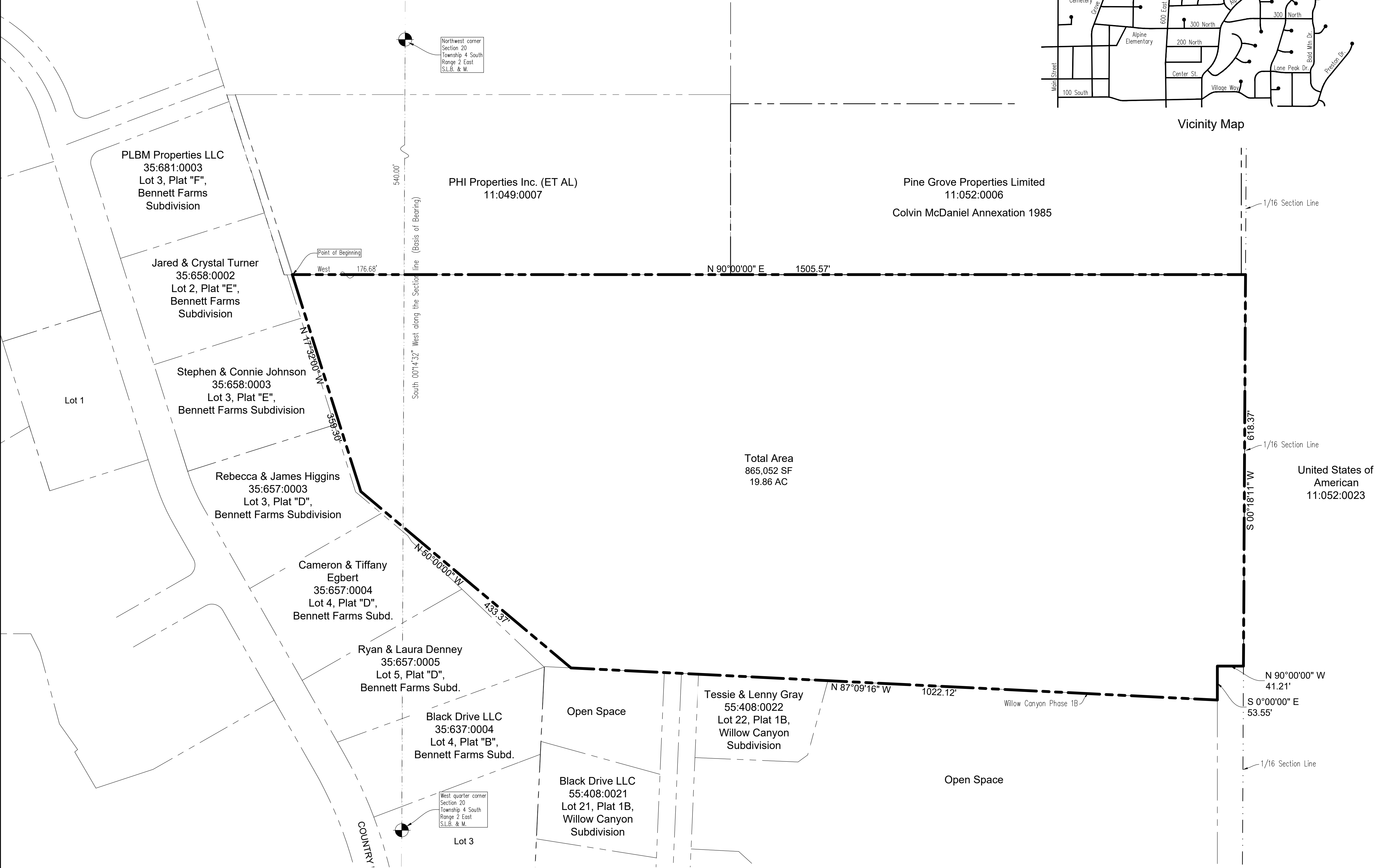
Fitzgerald Annexation
Location.

Uinta -

Alpine



NORTH
1" = 80'



Vicinity Map

Surveyor's Certificate

I, ROGER D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 147089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that I have made a Survey of the Boundary Line Adjustment shown on this plot and described below and the same has been correctly surveyed and this plot is true and correct.

Roger D. Dudley - Professional Land Surveyor

Date

SURVEYOR'S SEAL

Boundary Description

Commencing at a point located South 00°14'32" West along the Section line 540.00 feet and West 176.68 feet from the Northwest corner of Section 20, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence East partially along the Colvin McDaniel Annexation 1505.57 feet to the 1/16 Section line; thence South 00°18'11" West along said 1/16 Section line 618.37 feet; thence West 41.21 feet; thence South 53.55 feet; thence North 87°09'16" West along Phase 1B, Willow Canyon Subdivision 1022.12 feet; thence North 50°00'00" West 433.37 feet, North 17°32'00" West 359.30 feet to the point of beginning.

AREA=865,052 sq. ft. or 19.86 acres

Basis of Bearing is South 00°14'32" West along the Section line from the Northwest to the West quarter corner of Section 20.

Alpine City Acceptance

Approved this ____ day of _____, 20____, as a Municipal Boundary Adjustment Plat.

____ (Signature)

____ (Printed Name)

____ (Title)

Attest: _____
RECORDER

RECORDER'S SEAL

Acceptance by the County Surveyor

This Plat has been reviewed by the County Surveyor and is hereby certified as a Final Local Entity Plat, pursuant to Utah Code Annotated 17-23-20 Amended.

County Surveyor

Date

COUNTY SURVEYOR'S SEAL

ANNEXATION PLAT

FITZGERALD ADDITION

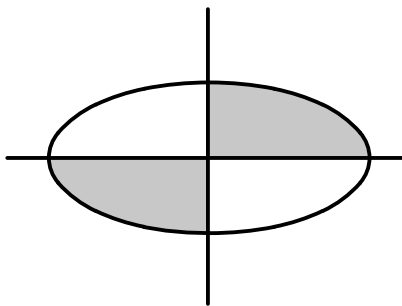
Alpine City, _____ Utah County, Utah
Scale: 1" = 80 Feet

Recorded # _____
State of Utah, County of Utah, Recorded and Filed at the request of:

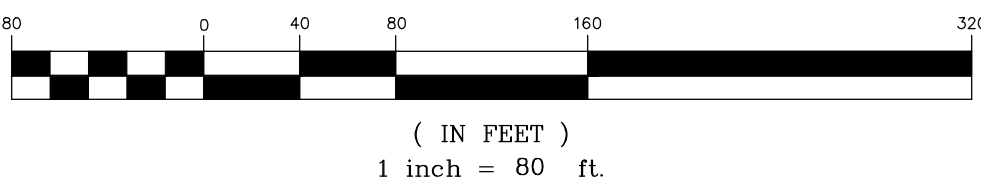
Date: _____ Time: _____ Book: _____ Page: _____
\$ _____
FEE _____ UTAH COUNTY RECORDER

Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264



GRAPHIC SCALE

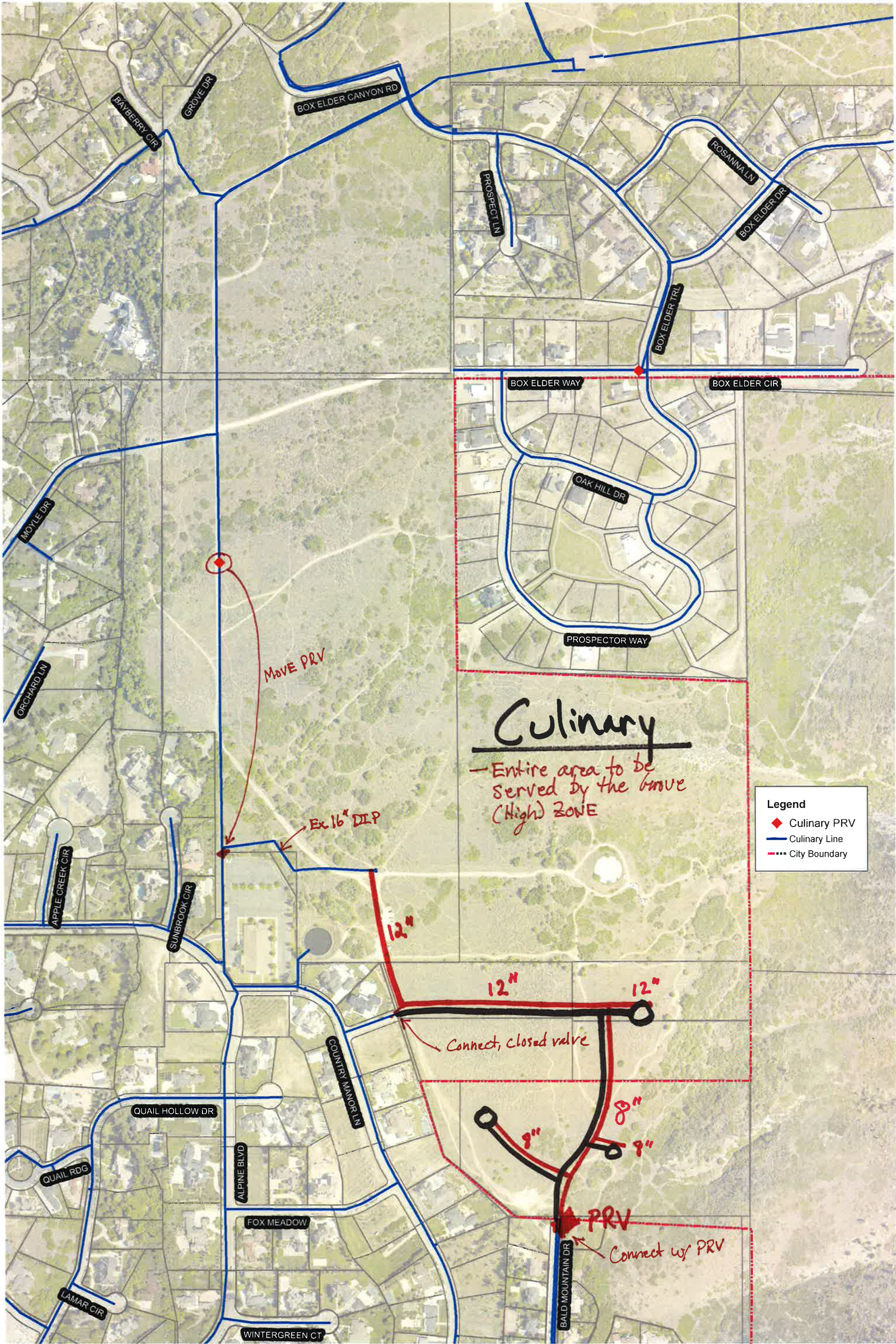


Date of Preparation

August 10, 2023

Fitzgerald Meadows Annexation Concept Plan

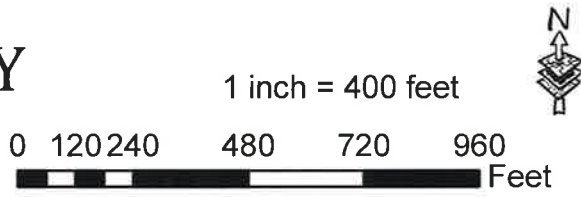




Property Boundaries and Utilities are shown for reference only. Though shown generally close, a survey and Blue Stake should be done to locate both accurately.



ALPINE UTILITY MAP



1 inch = 400 feet

HORROCKS



ENGINEERS

To: Jed Muhlestein
Alpine City

From: John E. Schiess, P.E. John Schiess

Digitally signed by John Schiess
DN: E=JSchiess@horrocks.com, CN=John Schiess,
OU=PG, OU=Users, OU=Accounts, DC=horrocks,
DC=local
Date: 2024.01.19 10:54:54-07'00'

Date: Jan 19, 2024

Memorandum

Subject: Fitz-Patterson Hydraulic Modeling Results and Recommendations

Proposed development consists of 24 residential homes located at the north end of Bald Mountain Drive and south of Lambert Park.

The development proposes 24 culinary ERC's, 23.3 irrigated acres, and 24 sanitary sewer ERU's. The current master plan anticipated 27.06 culinary ERC's, 45.84 irrigated acres, and 27.06 sanitary sewer ERU's. Proposed connections fall well within the current master plans.

The proposed culinary water improvements have been modeled in both the current and buildout models. The proposed improvements fit well within the City's culinary water master plan and modeling shows them to be adequate. The following comments and recommendations are noted for the proposed culinary water system.

The proposed pressurized irrigation improvements have been modeled in both the current and buildout models under both wet and dry year supply conditions. The following comments and recommendations are noted for the proposed pressurized irrigation system.

The proposed sanitary sewer improvements have been modeled in both the current and buildout models. The proposed improvements fit well within the City's sanitary sewer master plan and modeling shows them to be adequate.

Recommendations:

1. Area would be part of the Grove Zone and fed from the Grove Tank via a 12 inch mainline tied to the upstream side of the culinary PRV in Lambert Park and running to the development. The PRV station in Lambert park should be moved from its current location south to just north of the LDS Church. This will allow a shorter 12 inch mainline feed from the upstream side of the PRV. Interior lines in the development should be 12 inch in the north most east-west road and 8 inch in other streets. For redundancy and water circulation, connect to the existing Lambert Zone line in Bald Mtn Dr. with a PRV station.
2. Not all of the proposed development can be served by PI and still maintain 30 psi during Peak hour and 40 psi during peak day in the Mid Zone. All lots on Bald Mtn Dr. can be served by connecting the master planned 12 inch line from the Mid zone tank line in Lambert Park to the existing Mid zone line in Bald Mtn Dr. I recommend the following to serve all the homes off and above Bald Mtn Dr. with PI water.:
 - a. Connect to the high zone FILTERED feed from the upstream side of the PRV that is located just off Alpine Blvd with a minimum 6 inch line or;
 - b. Connect to the high zone FILTERED feed from the Lambert Park Filter building with a minimum 6 inch line or;
 - c. Connect to the high zone Un-filtered feed line in Lambert park with a minimum 6 inch line and install filters similar to those installed at Fort Creek booster.

Comments:

2162 West Grove Parkway Suite 400 Pleasant Grove, UT 84062 Telephone (801) 763-5100

3. Fire flow available in the area surrounding the proposed improvements should be over 1750 gallons per minute at 20 psi for the proposed lines if home elevations are limited to 5300 in elevation. 2000 gallons per minute at 20 psi for the proposed lines if home elevations are limited to 5290 in elevation.
4. In order to build 10,000 sf homes without fire sprinklers (2,750 gpm fire flow) in this area with an upper elevation of 5300 you would need to make the following improvements. Install the master planned 20 inch line from the Grove Tank to Box Elder Drive, replace the 10 inch line in Lambert Park down to the PRV with a 12 inch line, and extend a new 12 inch line to the high point of the subdivision.

Memo



To: Mayor Merrill and City Council
From: Shane L. Sorensen, P.E., City Administrator/Public Works Director
Date: September 17, 2025
Subject: Recommendation for Fitzgerald Annexation Fee (updated)

In a previous memo dated June 24, 2025, a recommendation for the Fitzgerald Annexation fee was outlined. At the city council meeting where the annexation fee was presented, it was determined that staff should instruct Horrocks Engineer to update the project costs from 2021 to 2025 dollars. The cost update was completed and staff modified the memo accordingly and as follows:

Staff has been looking at potential impacts to our water systems that are anticipated with currently proposed and future annexations. Staff recommends that an annexation fee be required to help with two projects. Section 5.03.06 of the Annexation Ordinance in the Development Code allows for a fee and reads as follows:

“Whether as a condition and requirement of annexation, an annexation fee will be negotiated between the City and the petitioners. This fee may be separate and distinct from, and in addition to, any development impact fee assessed pursuant to the terms of the City's impact fee ordinance. The purpose of these fees shall be to reimburse the city for any extraordinary impacts on the City and infrastructure which may be created by the annexation.”

Two projects have been identified for which this annexation will create extraordinary impacts on the City and its water infrastructure. These projects are as follows:

- Heritage Hills Well (identified in Table 1, 2021 Pressurized Irrigation System Master Plan, Impact Fee Facility Plan & Impact Fee Analysis, including 2025 cost update for project)
- Grove Tank Upsize (identified in Table 1, 2021 Culinary Water System Master Plan, Impact Fee Facility Plan & Impact Fee Analysis, including 2025 cost update for project)

Project	Total Project Cost	<i>Existing Deficiency</i>	<i>New Growth</i>
Heritage Hills Well (PI)	\$6,269,359	\$4,508,296	\$1,761,063
Grove Tank Upsize (culinary)	\$5,322,316	\$3,209,357	\$2,112,959

The costs for these projects are broken down into two categories, existing deficiencies and new growth. The new growth portion of the projects will be funded through impact fees. The existing deficiency portion of the projects will need to be funded in other ways. Since culinary water and pressurized irrigation impact fees will be collected at the time of a building permit for new homes, the recommendation for the annexation fee will be based on the existing deficiency portion of the costs.

There are three remaining, undeveloped properties that could be annexed into the City, the Fitzgerald, Pine Grove and Zolman properties. It is estimated that these properties could include the following number of lots when developed: Fitzgerald – 12; Pine Grove – 30; and Zolman – 31; total of 73 lots. City staff suggest that the annexations be required to fund 50% of the existing deficiency portion of the two projects listed above.

Based on this information, city staff recommend an annexation fee of \$26,535 per lot (rounded).



Water Requirements
Fitzgerald Annexation
July 7, 2025

Proposed Development

Lot No.	Area (sf)	Indoor Requirement ¹	Outdoor Requirement ²	Total	
1	40,213	0.45	1.53	1.98	
2	40,083	0.45	1.53	1.98	
3	40,568	0.45	1.55	2.00	
4	42,389	0.45	1.62	2.07	
5	40,359	0.45	1.54	1.99	
6	39,831	0.45	1.52	1.97	
7	47,138	0.45	1.80	2.25	
8	47,683	0.45	1.82	2.27	
9	60,492	0.45	2.31	2.76	
10	33,429	0.45	1.27	1.72	
11	34,702	0.45	1.32	1.77	
12	44,976	0.45	1.71	2.16	
Open Space		N/A		0.00	
				Required	24.91 ac-ft

Existing Lots of record

Lot	Area (sf)	Indoor Requirement	Outdoor Requirement	Total	
N/A					
				Credit	0.00 ac-ft
				Total Required	24.91 ac-ft

¹ The indoor water requirement is based on a requirement of 0.45 acre-feet for each lot.

² The outdoor water requirement is based on a requirement of 1.66 acre-feet per acre.

STATEMENT OF UNDERSTANDING

This Statement of Understanding is entered into between Ken Michael Fitzgerald and Five C.J. Properties, LLC (collectively, "**South Property Owner**"), and James K Patterson, PHI Properties Inc, Box Elder Properties Limited Partnership and Pine Grove Properties Limited Partnership (collectively, "**North Property Owner**"). South Property Owner and North Property Owner are referred to collectively as the "**Parties**."

Recitals


The South Property Owner collectively own three parcels, totaling approximately 19.86 acres, that are currently located in Utah County as Parcel ID numbers 11:049:0008, 11:052:0015 and 11:052:0040. The North Property Owner collectively own four parcels, totaling approximately 19.73 acres, that are currently located in Alpine City as Parcel ID numbers 11:049:0007, 11:049:00124, 11:052:0006, and 11:052:0068. The properties owned by the South Property Owner and North Property Owner are collectively referred to as the "**Property**".

Road Connection Coordination

The development of the property owned by the South Property Owner has implications for the development of the property owned by the North Property Owner, and vice versa, with regard to infrastructure. The Parties will coordinate to ensure that the site plans for the Property are consistent with regard to access, utilities, lot configuration, trail connections, and other infrastructure, subject to approval of the Alpine City Engineer.


In particular, a required road connection from High Mountain Drive to Bald Mountain Drive is planned through the Property to provide secondary access and the Property may not be developed without such secondary access. Parties will coordinate to ensure that the road connection is aligned, subject to approval of the Alpine City engineer, to meet horizontally and vertically at the boundary line between the properties owned by the South Property Owner and the North Property Owner and that all necessary easements across the Property are acquired pending dedication of the entire road connection as show in **Exhibit A**.

Signed on behalf of the South Property Owner



Ken Fitzgerald, Owner

Signed on behalf of the North Property Owner



Ross Welch, Authorized Agent

Exhibit A - Road Coordination Site Plan



Fitzgerald Property

Referencing the August 15 "Letter of Understanding," we recommend the following:

1. Annexation will not occur until after the easements for the 3 trails are recorded.
2. West trail - see letter
3. Middle trail - we recommend a dirt trail with curb wall on both sides. The dirt should be restored to native vegetation as part of the development. There should be cement graded curbing ramps to ADA standards everywhere the trail crosses the streets.
4. East trail - please add a statement that there needs to be some flexibility in the flagged and staked route due to the grade of the land and the natural materials present.
5. Easements on the Fitzgerald property need to match up with the easements on the Patterson property. For instance, both easements need to be on the east side of the ditch.
6. Disturbed soils within the development (not just along the trails) need to be restored with native vegetation as part of the development process. This is to reduce fire hazards by decreasing weeds.

July 18, 2025

At this point we have reviewed the flagging of the trail through your property. There remains a couple of items before we can submit recommendations.

1. West trail along High Bench ditch. Needs to line up with trail to the North and a trail easement to be prepared between you and your neighbor to the North.
2. Middle trail or asphalt trail. Our recommendation here is for a six foot asphalt trail located next to curb and gutter with a concrete retaining on the east side. 6" minimum. The road easement should contain this trail.
3. Corkscrew, as stated the trail has been flagged and generally meets spec's (may require minor tweaks). Left on this easement from the South of your property to the North trailhead. As we have said this will require you to work with your neighbor to the north to get the proper easement and alignment.

Once we have received the above items we can move swiftly to make a recommendation to the council.

Will

Trail Committee

Heather

Everette

Breezy

Shelley

Trent

Trail Committee Recommendation for Fitzgerald Meadows Annexation

Three trails—West, Middle, and East—will be required across the Property as described below:

West Trail (High Bench)

- The West Trail will be 10 feet wide, comprised of crushed granite, and will be along the High Bench ditch

Middle Trail (Flank)

- The Middle Trail will be 6 feet wide
- The trail will primarily be along the road, located next to the curb and gutter with a concrete retaining on the east side that is a 6" minimum
- The easement for the trail should be included within the road easement

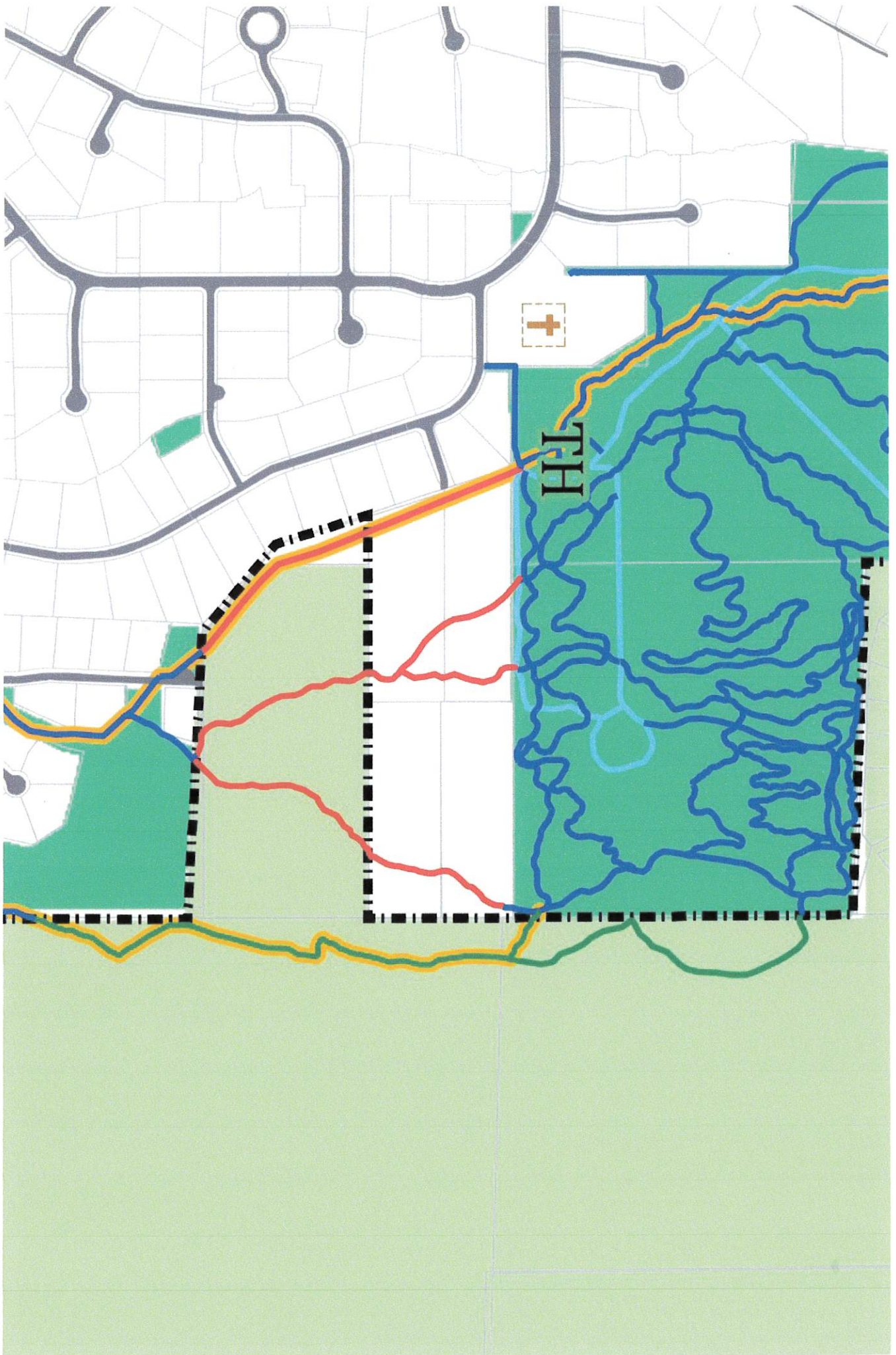
East Trail (Corckscrew)

- The East Trail will be 4 feet wide, comprised of dirt.

Applicable to all trails:

- Property Owner must work with the owner of the North Property to ensure that all three trails connect to existing trails in Lambert Park.
- All three trails must connect on the south side of the Property to existing trails designated in the Alpine City Trails Master Plan.
- Trail design is subject to the approval of the City Engineer after recommendation of the City's Trail Committee and must meet the City's trail design standards, including as to slope.







SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

UTAH DEPARTMENT OF COMMERCE

Division of Corporations and Commercial Code

MARGARET W. BUSSE
Executive Director

ADAM WATSON
Division Director

Filing Type	Domestic Limited Liability Company - Certificate of Organization		
Filing/EffectiveDate	7/1/2025 6:46:22 AM effective, 7/1/2025 6:46:22 AM		
Entity Name	FIVE C.J. PROPERTIES, LLC		
Entity Number	14588304-0160	Entity Status	ACTIVE CURRENT

The Domestic Limited Liability Company Certificate of Organization for FIVE C.J. PROPERTIES, LLC was/were filed with the Utah Division of Corporations and Commercial Code on 7/1/2025 6:46:22 AM, effective 7/1/2025.

Reference Information

Work Order Item #	Tracking/Filing #	Submitter Name	Submitter Number
W20250701775567	250709447323B	Ken Fitzgerald	233700

Division of Corporations and Commercial Code

Heber M. Wells Building • 160 East 300 South • P.O. Box 146705 Salt Lake City, UT 84114-6741
www.corporations.utah.gov • telephone (801) 530-4849 • toll-free in Utah (877) 526-3994 • fax (801) 530-6438

WHEN RECORDED RETURN TO:

City of Alpine
Attn: City Recorder
20 North Main Street
Alpine, UT 84004

**PRE-ANNEXATION AGREEMENT
BETWEEN KEN MICHAEL FITZGERALD AND CITY OF ALPINE**

THIS PRE-ANNEXATION AGREEMENT (“*Agreement*”) is entered by and between Ken Michael Fitzgerald and Five C.J. Properties, LLC (collectively, “*Property Owner*”), and the City of Alpine, a municipality and political subdivision of the State of Utah (the “*City*”). Property Owner and the City are hereinafter sometimes referred to individually as a “*Party*” or collectively as the “*Parties*.”

RECITALS

A. Property Owner owns three parcels, totaling approximately 19.86 acres, that are currently located in Utah County as Parcel ID numbers 11:049:0008, 11:052:0015, and 11:052:0040, which are more fully described in the attached **Exhibit A** (collectively, the “*Property*”).

B. The Property’s current zoning designation in Utah County is CE-1 Critical Environment Zone. “One-family dwellings” are a permitted use in that zone under the Utah County Land Use Ordinance § 12.20.B.

C. Utah law encourages that land development take place within municipal boundaries where the land is located in a city’s annexation policy expansion area. The Property is within the expansion area identified in the Alpine City Annexation Policy Plan.

D. The Parties have been in discussions regarding the Property’s annexation into the City for purposes of developing a single-family dwelling residential subdivision.

E. This Agreement is intended to provide a clear understanding of the zoning for the use and future development of the Property in accordance with Chapter 3.04 of the Alpine Development Code, Country Residential Zone (CR-40,000), and to be in compliance with the provisions of the Alpine Development Code and other applicable land use regulations (collectively, “*Land Use Regulations*”).

F. This Agreement is also intended to provide a clear understanding of the legal requirements and procedures that govern the annexation of the Property, including Chapter 5 *Annexations* of the Alpine Development Code and UTAH CODE § 10-2-401, *et seq.*

G. The City, acting pursuant to its authority under UTAH CODE § 10-9a-101, *et seq.*, has made certain determinations with respect to the Property, and in the exercise of its legislative discretion, has elected to approve this Agreement after all necessary public hearings and procedures have been conducted.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Incorporation of Recitals.** The Recitals and Exhibits are hereby incorporated by reference as part of this Agreement.
2. **Annexation to City of Alpine.** Property Owner has petitioned the City to annex the Property for purposes of developing a single-family dwelling residential subdivision in accordance with this Agreement.
3. **Petition.** Property Owner shall follow the applicable laws, regulations, and ordinances, including UTAH CODE § 10-2-401, *et seq.* and Alpine Development Code, Chapter 5 (collectively, the “***Annexation Process***”), in seeking annexation of the Property. Upon receipt and acceptance of a complete petition that complies with all applicable legal requirements, the City shall complete its review process in accordance with the Annexation Process.
4. **Decision on Petition.** The City will use all reasonable efforts to either approve or reject the Property’s petition as soon as reasonably practicable and without undue delay in accordance with the requirements of the Annexation Process. If reasonable circumstances require additional time (such as Property Owner’s failure to provide legally required information, third-party protest, or state or locally mandated notice provisions), both parties will continue to cooperate to expedite the review to the extent the Annexation Process allows. Property Owner shall provide at least 14 days’ written notice of its intent, if any, to withdraw the petition, but shall not withdraw the petition prior to the City Council rendering a final decision on the petition.
5. **Zoning Upon Annexation.** The Parties agree that upon the issuance of a Certificate of Annexation by the Lieutenant Governor, the Property will be placed in the “CR-40,000 Zone” as the underlying zoning district, and designated as a planned residential development Overlay Zone (PRD) under Chapter 3.09 of the Alpine Development Code.
6. **Development Requirements.** If the City grants the annexation petition, the following shall be express conditions of the annexation and of development of the Property, in addition to any other requirements set forth in applicable law, regulation, or ordinance:
 - 6.1. **Site Plan.** The Property Owner will develop a residential single-family dwelling project as described in and consistent with the site plan and drawings attached as **Exhibit B** (the “***Project***”).
 - 6.2. **Compliance with Law; Development Requirements.** In developing the Project, Property Owner will comply with all applicable laws and procedures, including those set forth in the Land Use Regulations; pay all applicable fees; and meet the specific development requirements for the Project set forth in the attached **Exhibit C**.

6.3. Trails. The Parties acknowledge that the current recreational trails across the Property, as identified in the Alpine City Trails Master Plan, shall continue through the Property after annexation. Property Owner may reroute such trails at its sole expense, in accordance with the trail plan and design profile attached as part of **Exhibit B**, and consistent with the development requirements in **Exhibit C**. Property Owner will collaborate with the Alpine City Trail Committee to ensure the safety and appropriateness of any proposed trail rerouting. Both Parties acknowledge the importance of preserving public access to the recreational trails while respecting Property Owner's rights.

7. Vested Rights.

7.1. Vested Rights. Property Owner shall have the vested right to develop the Property as a residential single-family dwelling project in the "CR-40,000 Country Residential Zone" as set forth in Chapter 3.04 of the Alpine Development Code, in accordance with and subject to compliance with the terms and conditions of this Agreement and the City's Land Use Regulations then in effect.

7.2. Reserved Legislative Powers. The Parties acknowledge that the City is restricted in its authority to limit its police power by contract, and that the limitations, reservations, and exceptions set forth herein are intended to reserve to the City those police powers that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of Property Owner under the terms of this Agreement based upon the policies, facts, and circumstances that meet the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed legislative changes affecting the vested rights of Property Owner under this Agreement shall be of general application to all development activity in the City; and, unless the City declares an emergency, Property Owner shall be entitled to prior written notice and an opportunity to be heard concerning any proposed change and its applicability to the Property under the compelling, countervailing public interest exception to the vested rights doctrine.

8. Successors and Assigns.

8.1. Binding Effect. This Agreement shall be binding upon all successors and assigns of Property Owner in the ownership or development of any portion of the Property.

8.2. Assignment. Neither this Agreement nor any of its provisions, terms or conditions may be assigned to any other party, individual, or entity without assigning the rights as well as the responsibilities under this Agreement and without the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned, or delayed. Any such request for assignment may be made by letter addressed to the City as provided herein and the prior written consent of the City must be evidenced by letter from the City to Property Owner or its successors or assigns. Any such assignment shall require the assignee to sign a form of acknowledgement and consent agreeing to be bound by the terms of this Agreement.

9. Default.

9.1. Notice. If Property Owner or the City fails to perform its respective obligations hereunder or to comply with the terms hereof, the Party believing that a default has occurred shall

provide notice to the other Party as provided herein. If the City believes that the default has been committed by Property Owner, then the City shall also provide a courtesy copy of the notice to Property Owner.

9.2. Contents of the Notice of Default. The Notice of Default shall:

9.2.1. Claim of Default. Specify the claimed event of default;

9.2.2. Identification of Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in default;

9.2.3. Specify Materiality. Identify why the default is claimed to be material.

9.3. Meet and Confer. Upon the issuance of a Notice of Default, the Parties shall meet within ten (10) business days and confer in an attempt to resolve the issues that are the subject matter of the Notice of Default.

9.4. Remedies. If, after meeting and conferring, the Parties are not able to resolve the default, and if the defaulting Party has not cured the default within sixty (60) days after Notice of Default, then the Parties may have the following remedies:

9.4.1. Legal Remedies. The rights and remedies available at law and in equity, including injunctive relief, specific performance, and termination, but not including damages or attorney fees.

9.4.2. Enforcement of Security. The right to draw on any security posted or provided in connection with the development of the Property and relating to remedying the particular default.

9.4.3. Withholding Further Development Approvals. The right to withhold all further reviews, approvals, licenses, building permits, or other permits for development of the Property.

9.5. Public Meeting. Before any remedy in Section 9.4 may be imposed by the City, the Party allegedly in default shall be afforded the right to attend a public meeting before the City Council and address the Council regarding the claimed default.

9.6. Emergency Defaults. Anything in this Agreement notwithstanding, if the City Council finds on the record that a default materially impairs a compelling, countervailing interest of the City and that any delays in imposing such a default would also impair a compelling, countervailing interest of the City, the City may impose the remedies of Section 9.4 without meeting the requirements of Section 9.5. The City shall give Notice to Property Owner or any applicable successor or assign of any public meeting at which an emergency default is to be considered and the allegedly defaulting Party shall be allowed to address the Council at that meeting regarding the claimed emergency default.

9.7. Extended Cure Period. If any default cannot be reasonably cured within sixty

(60) days then such cure period may be extended as needed, by agreement of the Parties for good cause shown, so long as the defaulting Party is pursuing a cure with reasonable diligence.

10. Cumulative Rights. The rights and remedies set forth herein shall be cumulative.

11. Force Majeure. All time periods imposed or permitted pursuant to this Agreement shall automatically be extended and tolled for: (a) the period of any moratorium imposed by the City or other governmental authority that materially affects in any respect the development of the Property; or (b) events reasonably beyond the control of Property Owner, including inclement weather, war, strikes, unavailability of materials at commercially reasonable prices, and acts of God, but which does not include the financial condition of Property Owner or its successors.

12. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the Party for whom intended or if mailed be by certified mail, return receipt requested, postage prepaid to such Party at its address shown below:

If to Property Owner:

Ken Fitzgerald
7208 Meadow Lake Ave.
Dallas TX, 75214

If to the City:

City of Alpine
Attn: City Recorder
20 N Main Street
Alpine, UT 84004

Any Party may change its address or notice by giving written notice to the other Party in accordance with the provisions of this Section.

13. Agreement to Run with the Land. This Agreement shall be recorded in the Office of the Utah County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on all successors in the ownership and development of any portion of the Property.

14. Entire Agreement. This Agreement, together with the Exhibits hereto, integrates and constitutes all of the terms and conditions pertaining to the subject matter hereof and supersedes all prior negotiations, representations, promises, inducements, or previous agreements between the Parties with respect to the subject matter hereof. Any amendments hereto must be in writing and signed by the respective Parties.

15. Headings. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

16. **Non-Liability of City Officials or Employees.** No officer, representative, agent, or employee of the City shall be personally liable to Property Owner, or any successor-in-interest or assignee of Property Owner, in the event of any default or breach by the City or for any amount which may become due to Property Owner, or its successors or assignees, for any obligation arising out of the terms of this Agreement.

17. **No Third-Party Rights.** The obligations of the Parties set forth in this Agreement shall not create any rights in or obligations to any persons or parties other than to the City and Property Owner. The City and Property Owner alone shall be entitled to enforce or waive any provisions of this Agreement to the extent that such provisions are for their benefit.

18. **Severability.** If any portion of this Agreement for any reason is declared invalid or unenforceable, the invalidity or unenforceability of such portion shall not affect the validity of any of the remaining portions, and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

19. **Waiver.** No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving Party.

20. **Survival.** All agreements, covenants, representations, and warranties contained herein shall survive the execution of this Agreement and shall continue in full force and effect throughout the term of this Agreement.

21. **Public Information.** The Parties understand and agree that all documents related to this Agreement shall be public documents, as provided in UTAH CODE § 63G-2-101, *et seq.*

22. **Governing Law.** **THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH, EXCEPT AS SUCH LAWS MAY BE PREEMPTED OR SUPERSEDED BY THE LAWS OF THE UNITED STATES. EACH PARTY HEREBY CONSENTS TO THE JURISDICTION OF THE COURTS OF THE STATE OF UTAH OR THE COURTS OF THE UNITED STATES LOCATED IN THE STATE OF UTAH, AS THE CASE MAY BE, WITH VENUE IN UTAH COUNTY OR SALT LAKE COUNTY, IN ANY DISPUTE ARISING OUT OF THIS AGREEMENT.**

23. **Counterparts.** This Agreement may be executed in multiple counterparts which shall constitute one and the same document.

24. **Governmental Immunity Act of Utah.** The Parties agree and understand that the City is a governmental entity entitled to the protections and safeguards of the Governmental Immunity Act of Utah, UTAH CODE § 63G-7-101 *et seq.* Except as may be provided in UTAH CODE § 63G-7-301(1)(a) (waiver as to any contractual obligation), the City neither waives nor relinquishes any applicable provision or protection of that Act.

[Signatures begin on following page.]

IN WITNESS WHEREOF, this Agreement has been executed by the Alpine City Council as the land use authority for pre-annexation agreements and by a duly authorized representative of Property Owner on _____, 2024.

CITY OF ALPINE, a Utah Municipality and political subdivision of the State of Utah.

By: _____
Carla Merrill, *Mayor*

ATTEST:

DeAnn Parry, *City Recorder*

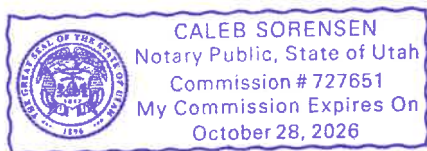
APPROVED AS TO FORM:

Stephen B. Doxey, *City Attorney*

Ken Michael Fitzgerald
Ken Michael Fitzgerald

By: Ken Michael Fitzgerald
Ken Michael Fitzgerald, Manager

On the 18th of October, 2024, personally appeared before me Ken Michael Fitzgerald, who being duly sworn, did say that he is the Manager of Five C.J. Properties, LLC, the Property Owner designated in the foregoing instrument, and that the foregoing instrument was signed in behalf of that entity.



Caleb Sorensen
NOTARY PUBLIC

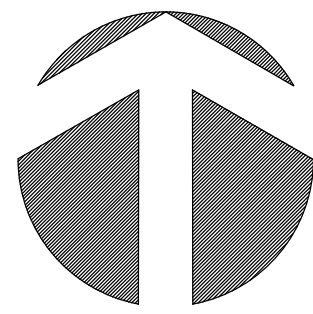
EXHIBIT A

Legal Description and Annexation Plat

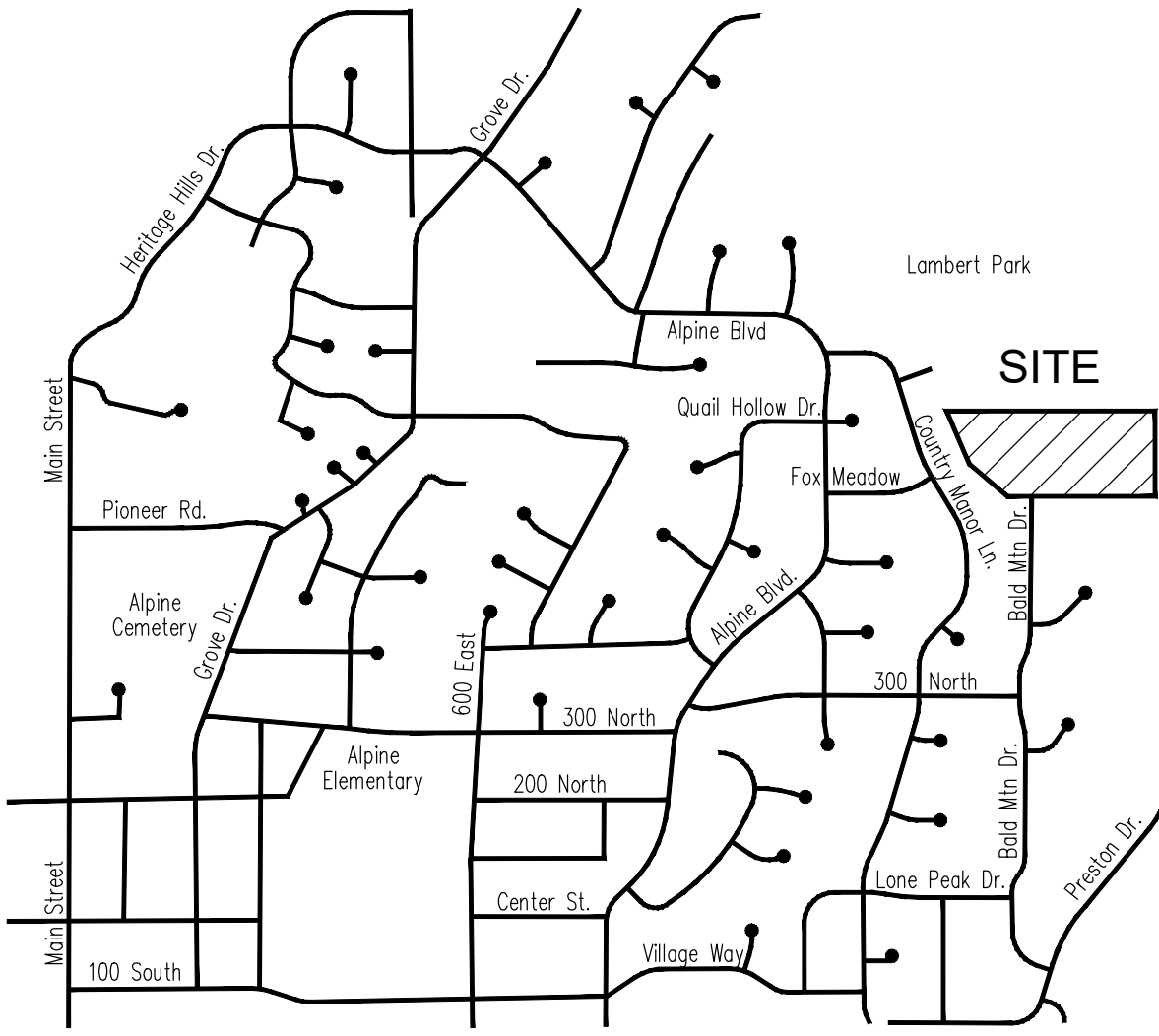
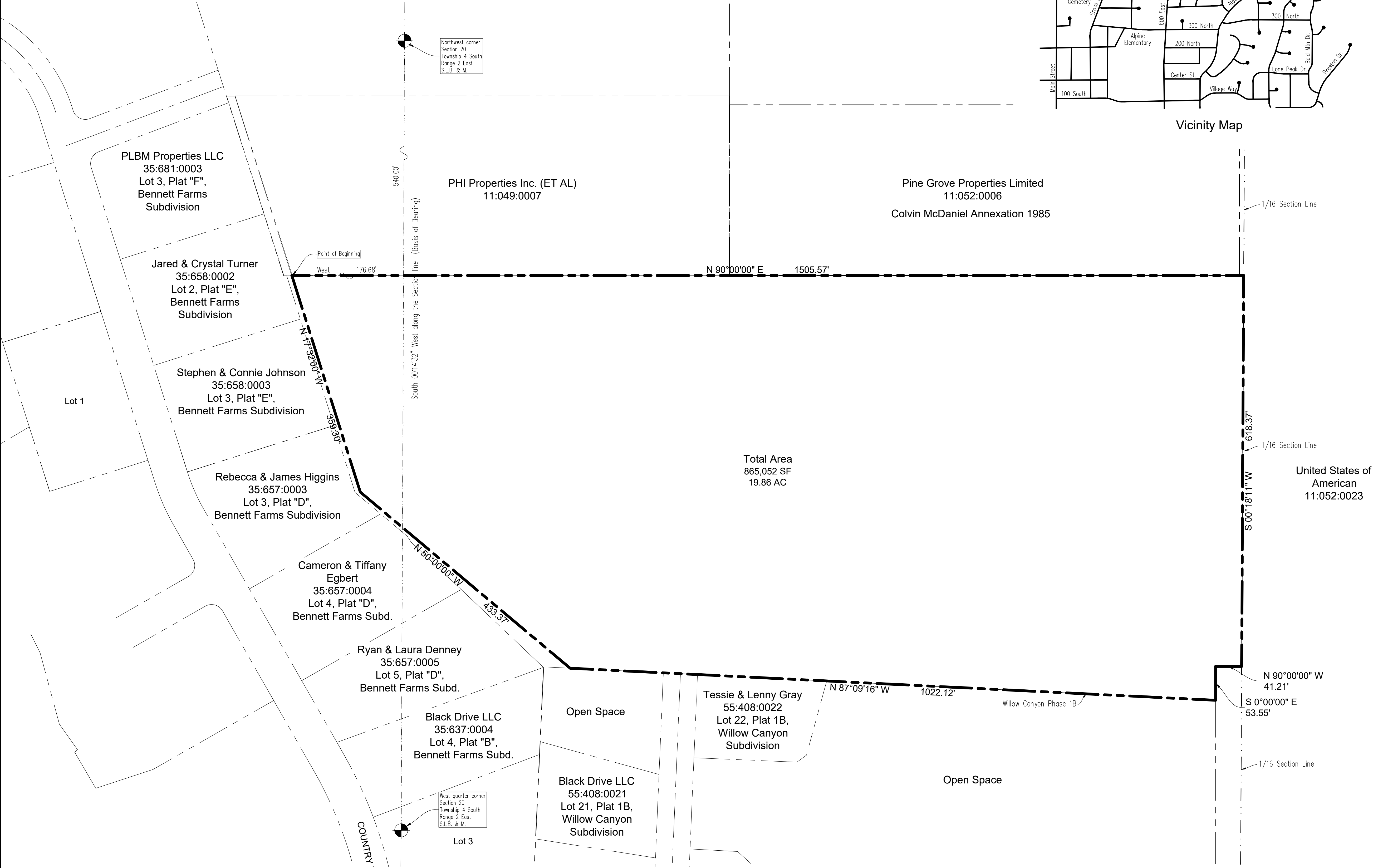
Commencing at a point located South $00^{\circ}14'32''$ West along the Section line 540.00 feet and West 176.68 feet from the Northwest corner of Section 20, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence East partially along the Colvin McDaniel Annexation 1505.57 feet to the 1/16 Section line; thence South $00^{\circ}18'11''$ West along said 1/16 Section line 618.37 feet; thence West 41.21 feet; thence South 53.55 feet; thence North $87^{\circ}09'16''$ West along Phase 1 "B", Willow Canyon Subdivision 1022.12 feet; thence North $50^{\circ}00'00''$ West 433.37 feet, North $17^{\circ}32'00''$ West 359.30 feet to the point of beginning.

AREA=865,052 sq. ft. or 19.86 acres

Basis of Bearing is South $00^{\circ}14'32''$ West along the Section line from the Northwest to the West quarter corner of Section 20.



NORTH
1" = 80'



Vicinity Map

Surveyor's Certificate

I, ROGER D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 147089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that I have made a Survey of the Boundary Line Adjustment shown on this plot and described below and the same has been correctly surveyed and this plot is true and correct.

Roger D. Dudley - Professional Land Surveyor

Date

SURVEYOR'S SEAL

Boundary Description

Commencing at a point located South 00°14'32" West along the Section line 540.00 feet and West 176.68 feet from the Northwest corner of Section 20, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence East partially along the Colvin McDaniel Annexation 1505.57 feet to the 1/16 Section line; thence South 00°18'11" West along said 1/16 Section line 618.37 feet; thence West 41.21 feet; thence South 53.55 feet; thence North 87°09'16" West along Phase 1B, Willow Canyon Subdivision 1022.12 feet; thence North 50°00'00" West 433.37 feet, North 17°32'00" West 359.30 feet to the point of beginning.

AREA=865,052 sq. ft. or 19.86 acres

Basis of Bearing is South 00°14'32" West along the Section line from the Northwest to the West quarter corner of Section 20.

Alpine City Acceptance

Approved this ____ day of _____, 20____, as a Municipal Boundary Adjustment Plat.

(Signature)

(Printed Name)

(Title)

Attest: _____
RECORDER

RECORDER'S SEAL

Acceptance by the County Surveyor

This Plat has been reviewed by the County Surveyor and is hereby certified as a Final Local Entity Plat, pursuant to Utah Code Annotated 17-23-20 Amended.

County Surveyor

Date

COUNTY SURVEYOR'S SEAL

ANNEXATION PLAT

FITZGERALD ADDITION

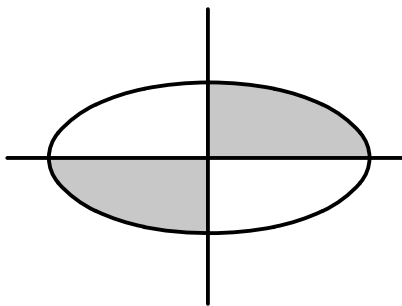
Alpine City, _____ Utah County, Utah
Scale: 1" = 80 Feet

Recorded # _____
State of Utah, County of Utah, Recorded and Filed at the request of:

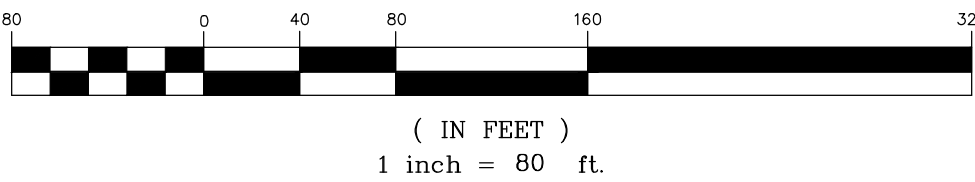
Date: _____ Time: _____ Book: _____ Page: _____
\$ _____
FEE _____ UTAH COUNTY RECORDER

Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264



GRAPHIC SCALE

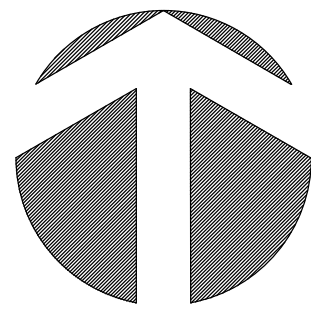


Date of Preparation

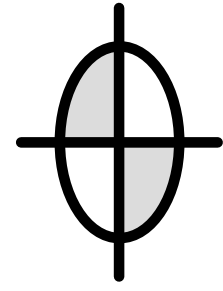
August 10, 2023

EXHIBIT B

Site Plan and Drawings



NORTH
1" = 80'



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Utah

ALPINE SHADOWS Conceptual Plan K

Alpine

Revisions

Date
8-1-2024
Scale
1" = 80'
By
TD
Tracing No.
L - 14819

Sheet No.
C -



Know what's below. Call 811 before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

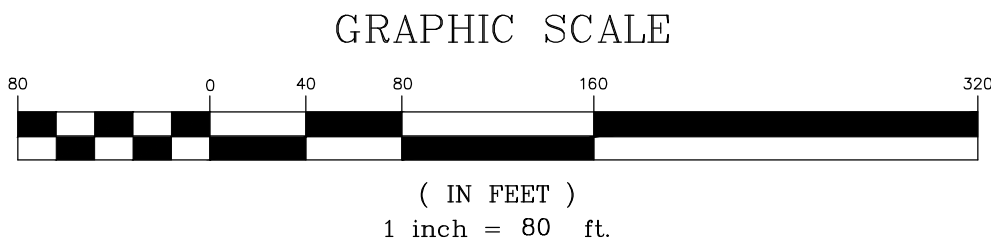


EXHIBIT C

Specific Development Requirements

- 1. Acquisition of Property.** Development of the Property would isolate and landlock two narrow parcels of land adjacent to the west boundary of the Property, Parcel ID numbers 11:052:0082 and 11:052:0083 (the “*Adjacent Parcels*”). As a condition of recording a subdivision plat for the Property, Property Owner will either (a) acquire the Adjacent Parcels and include them in the development of the Property or (b) cause the owners of the property to the west of the Adjacent Parcels to acquire the Adjacent Parcels and include them in their property.
- 2. Coordination with North Property.** The development of the Property adjacent and to the north of the Property (the “*North Property*”) has implications for the development of the Property, and vice versa, with regard to infrastructure. Property Owner will coordinate with the owners of the North Property to ensure that the site plans for the two properties are consistent with regard to access, utilities, lot configuration, trail connections, and other infrastructure, subject to approval of the City Engineer. If Property Owner submits a subdivision application for the Property before any subdivision application for the North Property, the City may withhold approval of Property Owner’s application until sufficient evidence, as determined by the City Engineer, is provided to establish such coordination, including the acquisition of any necessary easements across the Property and the North Property to ensure a workable development of both properties.
- 3. Road Connection.** In particular, a required road connection from High Mountain Drive to Bald Mountain Drive is planned through the North Property and continuing through the Property to provide secondary access to both properties. Neither property may be developed without such secondary access. Property Owner will coordinate with the owners of the North Property to ensure that the road connection is aligned, subject to approval of the City engineer, to meet horizontally and vertically at the boundary line between the properties and that all necessary easements across the two properties are acquired pending dedication of the entire road connection.
- 4. Offsite Improvements and Water Rights.** Offsite improvements will be required to be constructed in connection with the development of the Property so the Property can be served by the City’s culinary and pressurized irrigation systems. At its own expense, Property Owner will acquire any easements necessary to construct such offsite improvements. Property Owner will provide sufficient water rights to meet the requirements of the Alpine Development Code.
- 5. Trails.** Three trails—west, middle, and east—will be required across the Property as shown in **Exhibit B**.

- The west trail shall be a 12-foot wide, crushed granite trail. In the event a sewer line runs in this corridor, the west trail must be 20-feet wide to accommodate a sewer access road.
- The middle trail may be accomplished with sidewalks across the Property, but must connect with the west and east trails at the south end of the Property.
- The east trail shall be a four-foot wide, dirt trail.
- Property Owner must work with the owner of the North Property to ensure that all three trails connect to existing trails in Lambert Park.
- All three trails must connect on the south side of the Property to existing trails designated in the Alpine City Trails Master Plan.
- Trail design is subject to the recommendation of the City's Trail Committee and approval of the City Engineer. All three trails must meet the City's trail design standards, including as to slope.

6. High Bench Ditch. High Bench Ditch runs along the westerly border of the Property. The ditch is required to be left open, and the west trail shall not be located on top of the ditch. If a sewer line or storm drain line is installed in this corridor, Property Owner must dedicate a strip of land at least 30-feet wide to accommodate the ditch, trail, and sewer and storm drain access road.

ORDINANCE NO. 2025-22

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY KNOWN AS THE FITZGERALD MEADOWS ANNEXATION INTO THE CORPORATE LIMITS OF ALPINE CITY, UTAH, AND ESTABLISHING INITIAL ZONING DESIGNATIONS.

WHEREAS,

WHEREAS, The owner of certain real property submitted a petition requesting annexation of approximately 19.86 acres of land located adjacent to the existing Alpine City boundary;

WHEREAS, The property subject to annexation consists of Utah County parcel numbers 11:052:0015, 11:049:0008, and 11:052:0040, together with 0.20 acres already within Alpine City limits, for a total area of approximately 20.06 acres;

WHEREAS, The Alpine City Council, on December 28, 2024, accepted the annexation petition for further consideration and directed staff and the Planning Commission to review the request;

WHEREAS, The Alpine City Planning Commission, after review on March 4, 2025, recommended approval of the petition, finding the proposal consistent with the Alpine City General Plan and applicable provisions of the Alpine Development Code;

WHEREAS, The Alpine City Council conducted a duly noticed public hearing on March 25, 2025, in accordance with Chapter 5 of the Alpine Development Code and Utah State law;

WHEREAS, The City Council finds that the annexation is in the best interest of Alpine City, that adequate municipal services can be provided, and that the annexation is consistent with the Alpine City General Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF ALPINE CITY, UTAH:

Section 1. Annexation Approval.

The real property described in Exhibit A (the "Annexation Property") is hereby annexed into the corporate limits of Alpine City, Utah.

Section 2. Zoning Designation.

Upon annexation, the Annexation Property shall be zoned CR-40,000 (Residential) with a Planned Residential Development (PRD) Overlay, consistent with surrounding zoning and the Alpine City General Plan.

Section 3. Conditions.

As conditions of annexation and consistent with the Pre-Annexation Agreement, the property owner shall:

- a. Dedicate and/or reroute public trails through the development in coordination with the Alpine City Trails Committee.

- b. Provide water rights sufficient to meet Alpine City’s requirements for new development.
- c. Construct or cause to be constructed all public improvements necessary to provide adequate municipal services, including culinary water, pressurized irrigation, sewer, and street extensions (Bald Mountain Drive and High Mountain Drive).
- d. Comply with all fire prevention measures required by the Lone Peak Fire Department during subdivision approval.
- e. Satisfy any annexation fees as determined by the City Council, as may be required under Alpine City Code.

Section 4. Effective Date.

This Ordinance shall take effect immediately upon publication and recording in accordance with law.

PASSED AND APPROVED by the City Council of Alpine City, Utah, this ___ day of _____, 2025.

Mayor _____

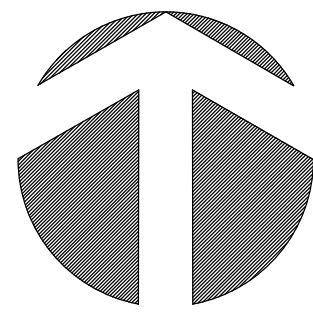
ATTEST:

City Recorder _____

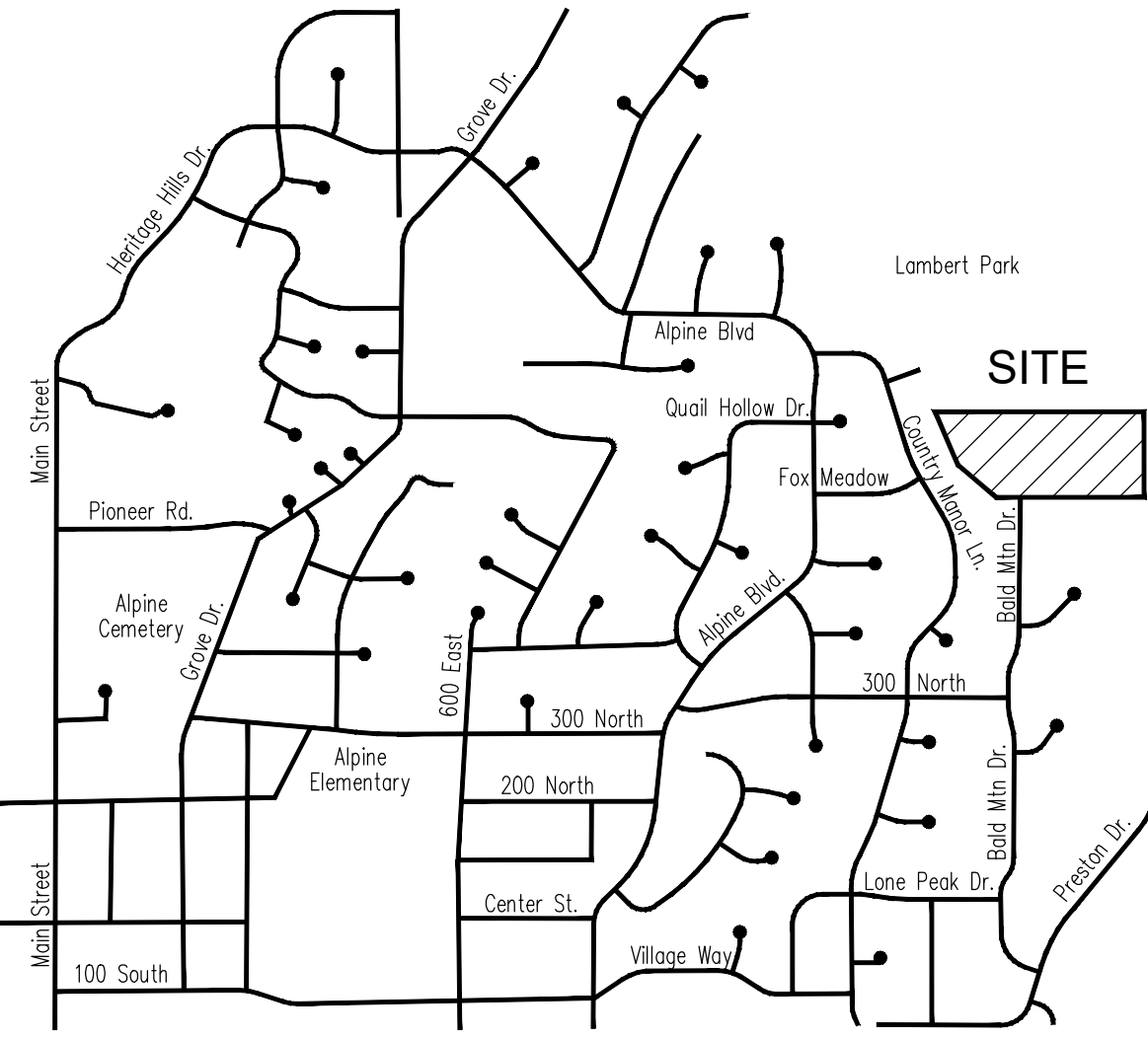
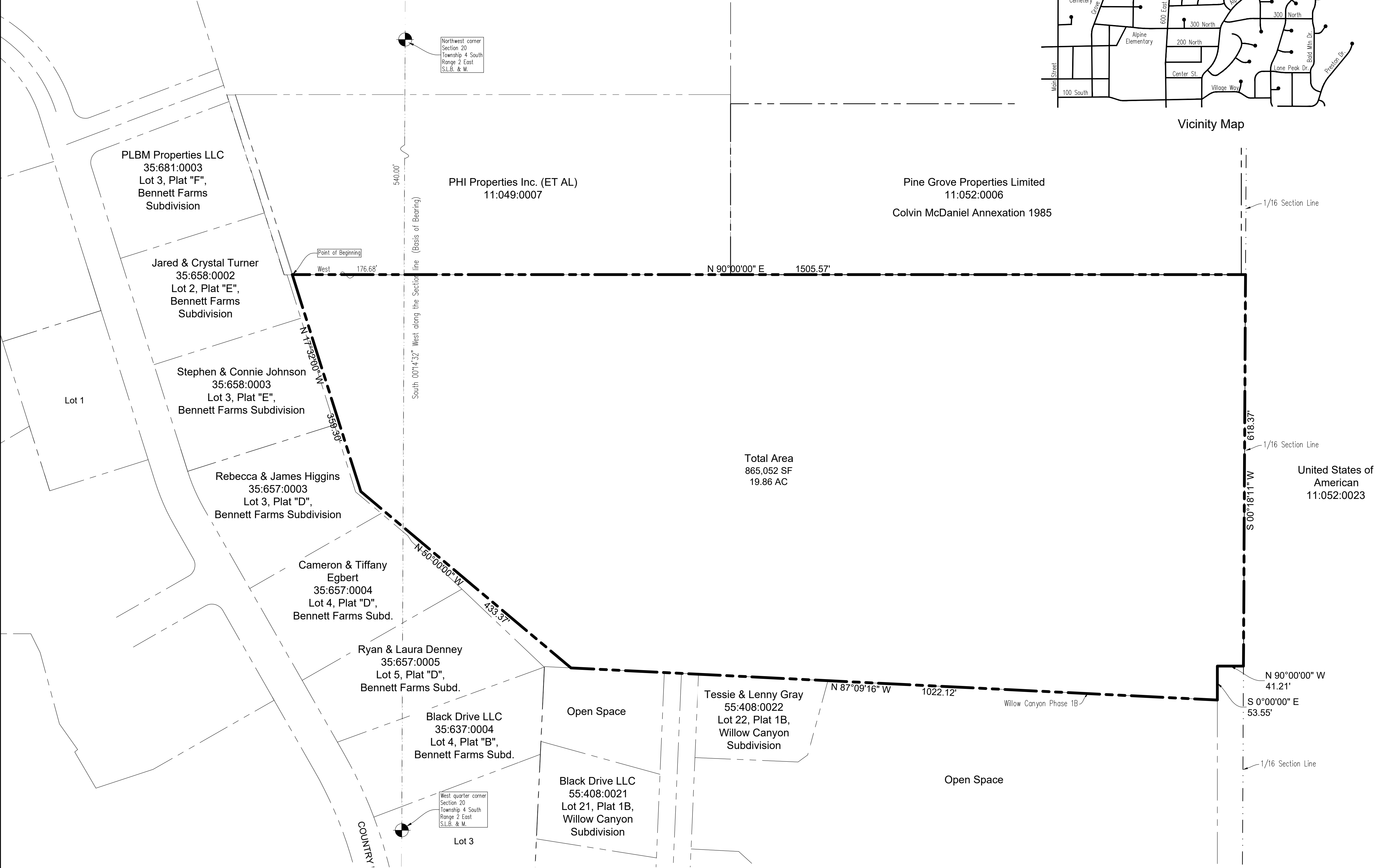
PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Chrissy Hannemann	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____
Brent Rummeler	_____	_____	_____	_____
Kelli Law	_____	_____	_____	_____



NORTH
1" = 80'



Vicinity Map

Surveyor's Certificate

I, ROGER D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 147089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that I have made a Survey of the Boundary Line Adjustment shown on this plot and described below and the same has been correctly surveyed and this plot is true and correct.

Roger D. Dudley - Professional Land Surveyor

Date

SURVEYOR'S SEAL

Boundary Description

Commencing at a point located South 00°14'32" West along the Section line 540.00 feet and West 176.68 feet from the Northwest corner of Section 20, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence East partially along the Colvin McDaniel Annexation 1505.57 feet to the 1/16 Section line; thence South 00°18'11" West along said 1/16 Section line 618.37 feet; thence West 41.21 feet; thence South 53.55 feet; thence North 87°09'16" West along Phase 1B, Willow Canyon Subdivision 1022.12 feet; thence North 50°00'00" West 433.37 feet, North 17°32'00" West 359.30 feet to the point of beginning.

AREA=865,052 sq. ft. or 19.86 acres

Basis of Bearing is South 00°14'32" West along the Section line from the Northwest to the West quarter corner of Section 20.

Alpine City Acceptance

Approved this ____ day of _____, 20____, as a Municipal Boundary Adjustment Plat.

(Signature)

(Printed Name)

(Title)

Attest: _____
RECORDER

RECORDER'S SEAL

Acceptance by the County Surveyor

This Plat has been reviewed by the County Surveyor and is hereby certified as a Final Local Entity Plat, pursuant to Utah Code Annotated 17-23-20 Amended.

County Surveyor

Date

COUNTY SURVEYOR'S SEAL

ANNEXATION PLAT

FITZGERALD ADDITION

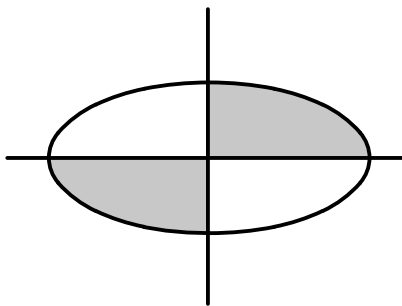
Alpine City, _____ Utah County, Utah
Scale: 1" = 80 Feet

Recorded # _____
State of Utah, County of Utah, Recorded and Filed at the request of:

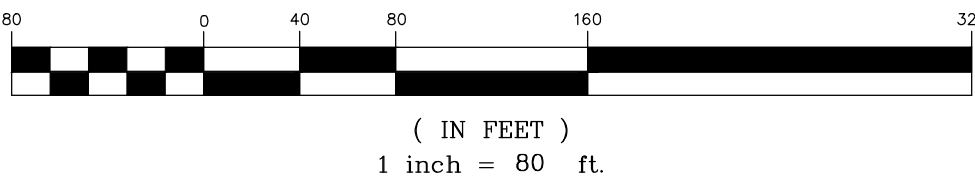
Date: _____ Time: _____ Book: _____ Page: _____
\$ _____
FEE _____ UTAH COUNTY RECORDER

Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264



GRAPHIC SCALE



Date of Preparation

August 10, 2023

ALPINE CITY COUNCIL AGENDA

**SUBJECT: Consideration for Approval of the Alpine Fire Station No. 202
Conceptual Plan – Babcock Design**

FOR CONSIDERATION ON: September 23, 2025

PETITIONER: City Staff

**ACTION REQUESTED BY PETITIONER: Consider approval of the Alpine
Fire Station No. 202 Conceptual
Plan.**

BACKGROUND INFORMATION:

Staff has been working with the assembled team to move the fire station project forward. In order to take the project to the next step, we need city council approval of a concept plan. After meeting with the team and considering some feedback from past city council discussions, Chad Littlewood from Babcock Design made modifications to the plan. These modifications include changing the orientation of the building and driveway.

Staff is requesting that this plan be reviewed and any feedback be provided at the meeting. Approval of a concept design will allow moving forward to the next step of schematic design. Mr. Littlewood is making the final edits to the concept plan and will be emailing it to staff. The plan will be forwarded to the city council as soon as it is available.

Staff is requesting feedback from the city council on the following items:

- Opinions on the orientation of the building, floor plan, driveway alignment and parking area.
- Amount of parking required for the community center.
- Aesthetics of the building and how it ties into the design and look of city hall.
- How should the Gateway-Historic Guidelines be applied to the building?

Because the city hall block is considered open space and the new addition will be a material change, a public hearing will need to be held at a planning commission meeting with the planning commission making a recommendation to the city council. The city council will then consider the project at one of their meetings. A super majority vote of the city council in favor of the project will be required for it to move forward. Staff is working on a schedule to move this project through the required process.

STAFF RECOMMENDATION:

Review and consider approval of the conceptual plan for the Alpine Fire Station No. 202 Project.

SAMPLE MOTION TO APPROVE:

I move to approve the concept plan for the Alpine Fire Station No. 202 Project as proposed.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

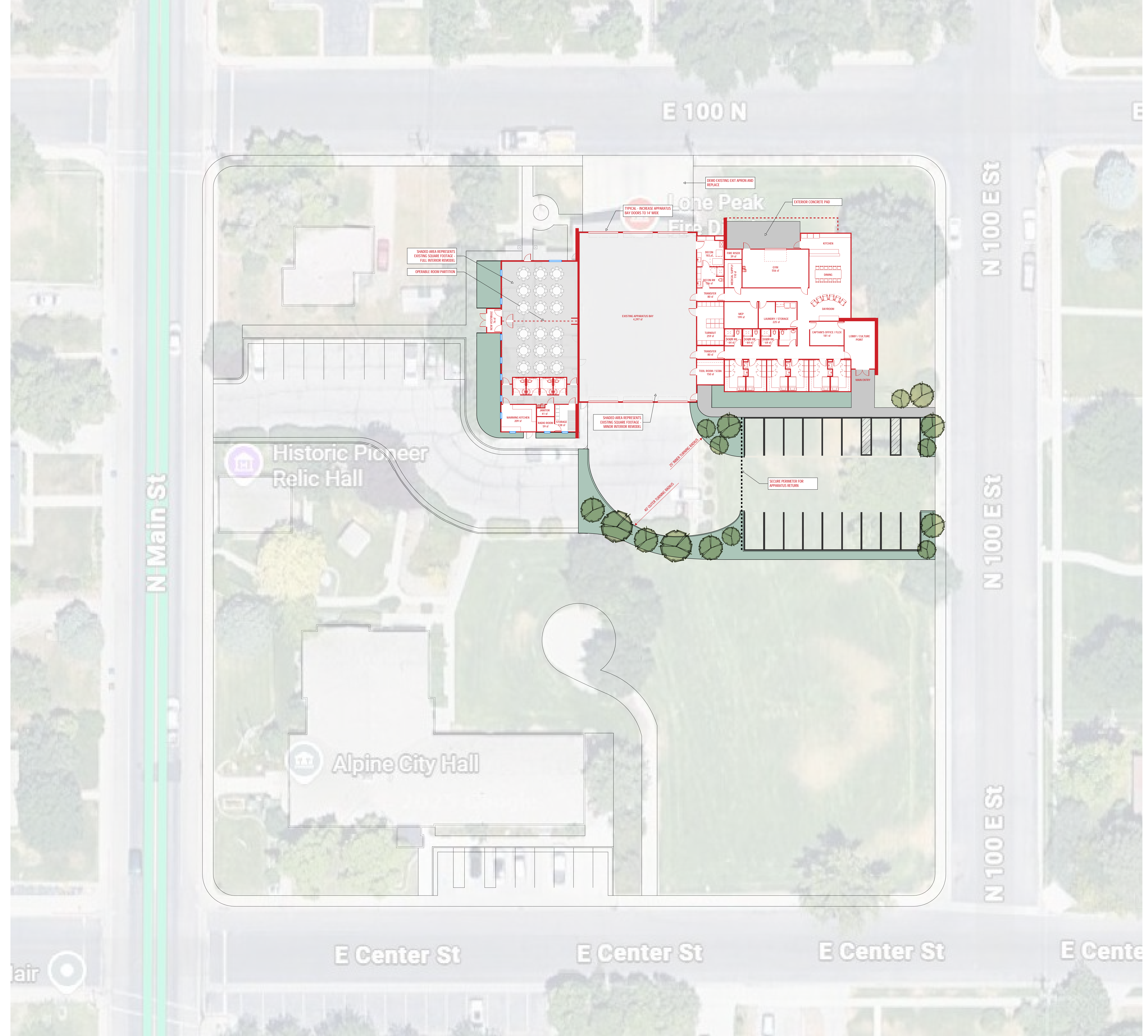
I move to approve the concept plan for the Alpine Fire Station No. 202 Project as proposed, subject to the following conditions/changes:

- ***Insert Finding***

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny approval of the concept plan for the Alpine Fire Station No. 202 Project based on the following:

- ***Insert Finding***



ALPINE CITY COUNCIL AGENDA

SUBJECT: Code Amendment-Corner Lot Front Yard Definition

FOR CONSIDERATION ON: September 23rd, 2025

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approval of Proposed Code Amendments

Review Type: Legislative

BACKGROUND INFORMATION:

City Staff are proposing to add language to the Development Code defining what constitutes a front yard on a corner lot. Recently, residential dwelling plans submitted for corner lots have attempted to designate side yards as front yards to take advantage of lesser setback requirements. Staff believe the current definition does not adequately address a front yard on a corner lot. The proposed definition will provide clarity in determining what should be considered a front yard versus a side yard on a corner lot.

The Planning Commission reviewed this item and held a public hearing during its September 16, 2025, meeting. After evaluating several corner lots throughout the city and discussing the implications for both commercial and residential properties, the Commission unanimously recommended approval of the proposed code change.

To clarify, businesses are only permitted in the Business Commercial (B-C) Zone, except for home occupations, which must remain primarily residential, or when otherwise permitted through a Conditional Use Permit (CUP). In the B-C Zone, the minimum front yard setback on a corner lot is 18 feet.

For lots occupied by office or commercial structures, there is no minimum lot area or width requirement, provided that the site can adequately accommodate the structure, landscaped areas, minimum setbacks, required off-street parking, loading and unloading, and vehicular ingress and egress.

CITY CODE REFERENCE:

- Alpine Development Code 3.01.110

NOTICING

A public hearing was noticed in compliance with State and City Code requirements and was held on September 16, 2025, during the Planning Commission's review.

STAFF RECOMMENDATION

Because this is a legislative decision, the standards for approval or denial are that the proposed application should be compatible with the standards found in the general plan, as well as the current city code and policies. A decision for approval or denial should be based on those criteria.

SAMPLE MOTIONS

Motion to Recommend Approval:

I move to approve the proposed amendment to Alpine Development Code §3.01.110 defining the front yard on corner lots, finding that it is consistent with the General Plan, City Code, and City policies.

Motion to Recommend Approval with Conditions:

I move to approve the proposed amendment to Alpine Development Code §3.01.110 defining the front yard on corner lots, with the following conditions

*Insert Conditions

Motion to Recommend TABLE/ Denial:

I move to table/deny the proposed Code Amendment to Alpine Development Code §3.01.110, based on the finding that the proposal is not consistent with the General Plan and/or applicable provisions of City Code and policies.

*Insert Findings

(Location Map). A map or drawing showing where a subdivision, or proposed subdivision is located.

YARD. A required space on a lot other than a court, unoccupied and unobstructed from the ground upward, by buildings, except as otherwise provided herein.

YARD, FRONT. A space between the front of the main building on a lot and the front lot line or line of an abutting street or right-of-way and extending across the full width of a lot. The depth (or setback) of the front yard is the minimum distance between the front lot line, and the front-most part of the primary structure of the nearest main building at the foundation level. (Primary structure includes overhangs, porches, and decks).

YARD, FRONT, CORNER. For corner lots, the front yard shall be designated based on the following criteria: a) The orientation of the principal building primarily faces the yard. b) The official address assigned to the property. c) The location of the front door or main entrance of the principal building. d) If none of the above clearly identifies a front yard, the yard adjacent to the street with the longest continuous street frontage shall be deemed the front yard.

YARD, REAR. A space between the back wall of the nearest main building extending the full width of the lot and the lot line that is most distant from, and is most nearly parallel with, the front lot line. If the rear lot line is less than ten feet (10') in length, or if the lot comes to a point at the rear, the rear lot line shall be deemed to be a ten foot (10') line parallel to the front line, lying wholly within the lot for the purpose of establishing the minimum rear yard. The depth (or setback) of the rear yard is the minimum distance between the rear lot line and the rearmost part of the primary structure of the nearest main building at the foundation level.

(Primary structure includes overhangs, porches and decks. See drawing in Appendix A). (Ord. 2004-13, 9/28/04)

YARD, SIDE. A yard that is neither a front yard nor a rear yard. The depth (or setback) of the side yard is the minimum distance between the side lot line and the nearest part of the primary structure of the nearest main building at the foundation level. (Primary structure includes overhangs, porches and decks).

ZONING LOT (Ord. 94-02, 2/8/94). A lot or parcel of land which:

1. Meets all area (lot size), frontage (width), setback (yard), and other zoning requirements applicable within the zone in which it is located;
2. Abuts upon and has direct access to a street which has been dedicated to the City or otherwise accepted by the City as a City Street;
3. Is served by the minimum level of improvements required for issuance of a building permit or for which the construction of the minimum level of improvements is secured through the posting of a performance guarantee; and
4. Is shown as a separate lot on the final plat of a subdivision or similar development, which has been approved in accordance with the applicable ordinance, or is legally exempted from compliance with said ordinance. A parcel which is part of an

**ALPINE CITY
ORDINANCE 2025-19**

**AN ORDINANCE AMENDING SECTIONS 3.01.110 DEFINITIONS OF THE
ALPINE DEVELOPMENT CODE.**

WHEREAS, the Planning Commission held a duly noticed public hearing on September 16th, 2025, and reviewed the proposed amendment, and made a recommendation to the City Council regarding the definition of a corner lot front yard and;

WHEREAS, the City Council reviewed the proposed amendments and determined that the proposed amendments to Sections 3.01.110 Definitions of the Alpine Development Code are in the best interest of the public health, safety, and welfare; and

WHEREAS, the City Council finds that the proposed amendments are consistent with the City's General Plan, and policies of the city; and.

NOW THEREFORE, be it ordained by the Council of the Alpine City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** "3.01.110 Definitions" of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.01.110 Definitions

ACCESSORY BUILDING. A detached subordinate building, the use of which is appropriate, subordinate, and customarily incidental to that of the main building or to the main use of the land and which is located on the same lot or parcel of land with the main building or use.

ACCESSORY DWELLING UNIT. A subordinate dwelling unit within and part of a principal dwelling and which has its own cooking, sleeping and sanitation facilities.

AGRICULTURE. The tilling of soil, the raising of crops, horticulture, the gardening, but not including the keeping or raising of domestic animals or fowl, except household pets, and not including any agricultural industry or business such as fruit packing plants, commercial egg production, or similar uses.

APIARY. Any place where one (1) or more colonies of bees are located.

AVERAGE SLOPE OF LOT. The average slope of a lot, expressed as the percent of slope, to be determined via computer modeling. AutoCAD or ESRI products are acceptable

programs to be used for determining the average slope of lot; any other program must be pre-approved by the City Engineer.

BEEKEEPING EQUIPMENT. Anything used in the operation of an apiary, such as hive bodies, supers, frames, top and bottom boards, and extractors.

BLOCK. The land surrounded by streets or other rights-of-way, other than an alley, or land which is designated as a block or any recorded subdivision plat

BUILDABLE AREA. (Ord. 94-02, 2/8/94) A lot or portion thereof possessing all of the following physical characteristics:

1. The area contains no territory having a natural slope of twenty (20) percent or greater;
2. The area contains no territory which is located in any identified flood plain or within any recognized inundation zone, mud flow zone or zone of deformation, or lands subject to earth slippage, landslide or rockfall;
3. The engineering properties of the soil provide adequate structural support for the intended use;
4. The area does not possess any other recognized natural condition, which renders it unsafe for building purposes;
5. The area is within the building setback envelope as determined in accordance with the setback provisions of the zone; and
6. The area is readily capable of vehicular access from the adjacent public street over a driveway having a slope of not more than twelve (12) percent with no cut or fill greater than five feet as measured at the finished grade of the centerline alignment.

BUILDING. Any structure having a roof supported by columns or walls, built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.

CIVIC BUILDING. A structure owned by the City and used for governmental purposes, including administrative buildings (City Hall) fire stations, police stations, libraries, but not including shop and repair facilities.

COLONY. Bees in a hive including queens, workers, or drones.

CONDITIONAL USE. A use of land that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

CONDOMINIUM. The ownership of a single unit in a multi-unit project together with an undivided interest in common in the common areas and facilities of the property as provided by state law.

CUSTOMARY RESIDENTIAL ACCESSORY STRUCTURE. A structure constructed on the same zoning lot as a dwelling and which is intended for the incidental and exclusive use

of the residents of said dwelling, including but not limited to detached garages, carports, green houses, storage buildings, and satellite dishes.

CROSSWALK or WALKWAY or PEDESTRIAN WAY. A right-of-way designed for use by pedestrians and not intended for use by motor vehicles of any kind; a crosswalk or walkway or pedestrian-way may be located within or without a street right-of-way, at grade, or grade- separated from vehicular traffic.

DESIGNATED BUILDABLE AREA. A lot or portion thereof possessing all of the following physical characteristics: (Added by Ord. 2004-13, 9/28/05)

1. The area contains no territory having a natural slope of twenty (20) percent or greater;
2. The area contains no territory which is located in any identified flood plain or within any recognized inundation zone, mud flow zone or zone of deformation, or lands subject to earth slippage, landslide or rockfall;
3. The engineering properties of the soil provide adequate structural support for the intended use;
4. The area does not possess any other recognized natural condition, which renders it unsafe for building purposes;
5. The area is within the building setback envelope as determined in accordance with the setback provisions of the zone; and
6. The area is readily capable of vehicular access from the adjacent public street over a driveway having a slope of not more than twelve (12) percent with no cut or fill greater than five feet as measured at the finished grade of the centerline alignment .

DEVELOPMENT. Any change to a parcel of ground, which alters it from its natural state in any way. This includes clearing, excavation, grading, installation of any infrastructure or erection of any types of buildings.

DRIVEWAY. A private roadway, the use of which is limited to persons residing, employed, or otherwise using or visiting the lot on which the roadway is located.

DWELLING. Any building or portion thereof designed or used exclusively as the more or less permanent residence or sleeping place of one or more persons or families.

DWELLING CLUSTER. A Group of three (3) or more single-unit detached Dwellings whose respective Buildable Areas are located no more than 400 feet from one Buildable Area to the next closest Buildable Area as measured from the midpoint of each Buildable Area.

DWELLING UNIT. One or more rooms in a building or portion thereof designed, occupied, or intended as a residence for a family with complete and independent facilities for living, sleeping, eating, cooking, and sanitation provided within the dwelling unit. See also Dwelling, Single Family.

DWELLING, MULTIPLE-UNIT. A building arranged to be occupied by two (2) or more families, the structure having two (2) or more attached dwelling units.

DWELLING, SINGLE FAMILY. A building arranged or designed to include only one (1) dwelling unit occupied by one (1) family, including extended living areas or an accessory apartment which may be approved as provided elsewhere in this Code.

EASEMENT. That portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner(s) of said properties. The easement may be for use on, under, or above said lot or lots.

ELECTRIC BICYCLE (CLASS 1). bicycle equipped with an electric motor that: has a power output of not more than 750 watts; has fully operational pedals on permanently affixed cranks; is fully operational as a bicycle without the use of the electric motor; provides assistance only when the rider is pedaling; and ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour. For the purpose of City ordinances, shall not be considered a motorized vehicle.

ENVIROMNETAL IMPACT STUDY. A study which is described by means of written narrative as well as maps, a geographical area in terms of existing: (1) slope, (2) soils, (3) water courses, (4) water table, (5) flood hazard areas, (6) geologic hazards, (7) vegetative types, (8) wildlife, (9) wildlife habitat, and (10) available urban services, i.e., electricity, gas, roads, schools, culinary water, sewage facilities, police and fire protection, (11) air quality and movement, (12) noise, (13) aesthetics and cultural, (14) land use, (15) open space and trails, (16) recreational facilities. The study recommends measures which, if undertaken, will mitigate or obviate acts resulting from development of the proposed subdivision, and discusses the benefits to be gained from such subdivision. The study also evaluates the potential area-wide economic impact of the subdivision on both private and public economic sectors and the potential impact on school systems.

ESSENTIAL FACILITIES. Utilities, sanitary and public safety facilities provided by a public utility or other governmental agency for overhead or surface or underground services, excluding any building, electrical substation, or transmission line of fifty (50) KV or greater capacity, except by conditional use permit.

EXPOSED FACE OF RETAINING WALL. The part of a retaining wall that is above ground and visible. An exposed face of a retaining wall shall be considered visible from the nearest public right of way when the alignment of the wall is within 60 degrees of parallel to the nearest public right of way.

FAMILY. An individual or two (2) or more persons related by blood, marriage, adoption, or guardianship; or a group of not more than four (4) persons, (excluding domestic help) who are not related, living in a dwelling unit as a single housekeeping unit and using common cooking facilities. "Family" does not exclude the care of foster children.

FENCES. A fence shall include any tangible barrier, an obstruction of any material, a line of obstacles, lattice work, screen, wall, hedge, or continuous growth of shrubs with the purpose of preventing passage or view across a boundary or lot line. (Ord. 2004-13, 9/28/04)

1. Privacy fences are structures where the field of vision through the fence is less than 50%.
2. Open-style fences are structures where the field of vision through the fence is 50% or greater.

FINAL PLAT. A subdivision map prepared in accordance with the provisions of this Ordinance, which is designed to be placed on record in the office of the County Recorder.

FIRE PROTECTION. Such water supply, water lines, fire hydrants, and other protective devices as may be required in accordance with the provisions of this Ordinance.

FLOOD HAZARD. A hazard to land or improvements due to inundation or overflow water having sufficient velocity to transport or deposit debris, scour the surface soil, dislodge or damage buildings, or erode the banks of water courses.

FRONTAGE. The width of the lot or parcel of land measured at the required front setback-line.

GARAGE/CARPORT (PRIVATE). A structure for the parking or temporary storage of automobiles, but which does not involve commercial repairing or storage.

GEOLOGIC HAZARD. A hazard inherent in the surface or subsurface of the earth or artificially created, which is dangerous or potentially dangerous to life, property, or improvements, due to movement, failure, or shifting of earth.

GROUP LIVING ARRANGEMENT. A group living or congregate living arrangement where groups of more than four unrelated persons live together in a single dwelling unit, including, but not limited to, a batching apartment, Congregate Living Unit, Assisted Living Facility, Nursing Care Facility, Residential Facility for Persons With a Disability, dormitory, student housing, fraternity, club, institutional group, half-way house, or similar group living or congregate living arrangement.

GUEST HOUSE. An accessory building constructed on the same zoning lot as the principle Single-Unit dwelling to be used for temporary occupancy.

HANDICRAFT PRODUCTION. Production of an individual's one-of-a-kind objects for sale on the site.

HELICOPTER. A manned aircraft in which lift, flight and landing is achieved by means of one or more power-driven horizontal propellers.

HELIPORT. An area on land or upon a building or structure set aside and used for the landing or takeoff of helicopters or other manned rotary wing aircrafts capable of vertical takeoff or landing.

HIVE. A frame hive, box hive, box, barrel, log, gum skep, or other artificial or natural receptacle which may be used to house bees.

HOME OCCUPATION. Any gainful occupation, service, profession or similar activity conducted in a consistent and ongoing manner within a dwelling. Business activity consisting primarily of the sale of goods produced elsewhere on the premises (i.e. retail sales establishment) shall not qualify as a home occupation.

HOBBY BEEKEEPER. A person who owns or has charge of eight (8) or fewer hives of bees.

HONEYBEE. The common honeybee, *Apis mellifera* species, at any stage of development, but not including the African honeybee, *Apis mellifera scutellata* species, or any hybrid thereof.

HOUSEHOLD PETS. Animals or fowl ordinarily permitted to a residence and kept for company or pleasure, such as dogs, cats, fish and canaries. Household pets do not include inherently or potentially dangerous animals or fowl, or those normally considered agricultural livestock.

IMPERVIOUS MATERIAL. Matter that is impenetrable as by moisture.

IMPROVEMENT. Work, objects, devices, facilities, or utilities required to be constructed or installed in a subdivision. Such improvements may include, but are not limited to, street construction to required standards water facilities, sewer facilities, sidewalks, curbs and gutters, drainage facilities, street trees, street signs, street lights, traffic control or safety devices, fire hydrants, and such other facilities or construction required by the Subdivision Ordinance, Subdivision Regulations, or by the Planning Commission and/or City Council for the necessary proper development of the proposed subdivision.

IMPROVEMENT COMPLETION ASSURANCE. A surety bond, letter of credit, financial institution bond, cash, assignment of rights, lien, or other equivalent security required by the City to guarantee the proper completion of landscaping or an infrastructure improvement required as a condition precedent to recording a subdivision plat or development of a commercial, industrial, mixed-use, or multi-family project. **IMPROVEMENT**

WARRANTY. An applicant's unconditional warranty that the applicant's installed and accepted landscaping or infrastructure improvement complies with the City's written standards for design, materials, and workmanship; and will not fail in any material respect, as a result of poor workmanship or materials within the improvement warranty period. **IMPROVEMENT**

WARRANTY PERIOD. A period no later than one (1) year after the City's acceptance of required landscaping; or no later than one (1) year after the City's acceptance of required infrastructure, unless the City determines for good cause that a one (1) year period would be inadequate to protect the public health, safety, and welfare; and has substantial evidence on record of prior poor performance by the applicant or that the area upon which the infrastructure will be constructed contains suspect soil and the City has not otherwise required the applicant to mitigate the suspect soil.

LAND, AGRICULTURAL. Land whose primary use is determined to be agricultural in the Land Use Element of the Alpine City General Plan, or which is included in an agricultural

district in the Alpine Zoning Ordinance.

LAND, COMMERCIAL. Land whose optimum use is determined to be commercial in the Land Use Element of the Alpine City General Plan, or which is included in a commercial district in the Alpine Zoning Ordinance.

LAND, INDUSTRIAL. Land whose optimum use is determined to be industrial in the Land Use Element of the Alpine City General Plan, or which is included in an industrial or manufacturing district in the Alpine Zoning Ordinance.

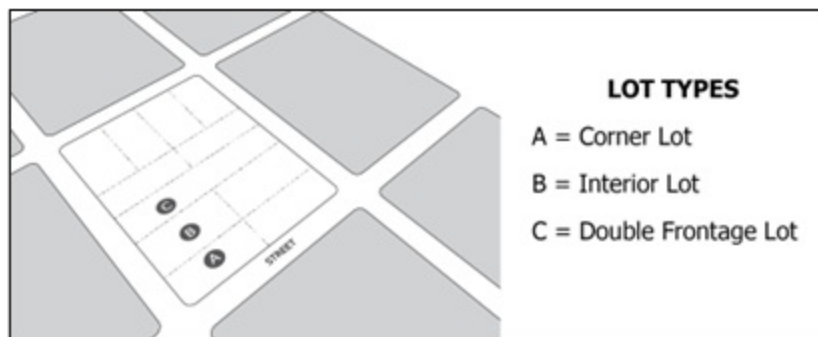
LAND USE ELEMENT of the GENERAL PLAN. A coordinated plan which has been prepared and adopted for the purpose of guiding development of land use.

LIGHT TRESPASS. Light from an artificial source which can be measured on a neighboring property, and subject to the foregoing, the maximum allowed vertical illuminance at any point on the plane of the property line is 0.1 foot-candles.

LOT. A tract of land regardless of any label, that is created by and shown on a subdivision plat that has been recorded in the Office of the County Recorder. Lots shall be generally rectangular in nature, and shall have no more than five sides without an exception being recommended by the Planning Commission and approved by the City Council; the front of a property, located at the front right of way, does not count against this requirement.

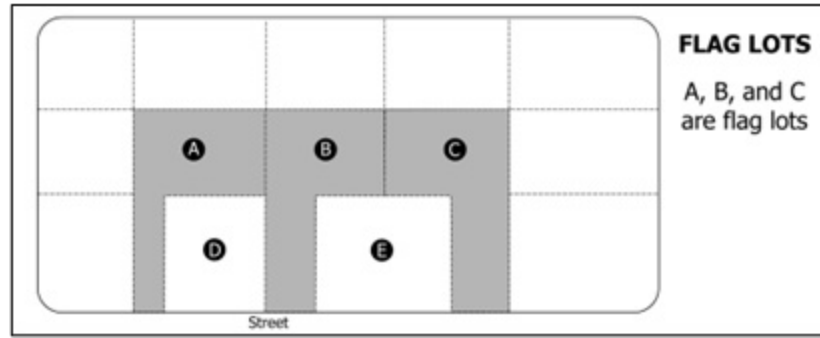
LOT, ADJACENT. A lot or parcel of land that shares all or part of a common lot line or boundary with another lot or parcel of land or that is directly across a public street or right-of-way.

LOT, CORNER. A lot abutting upon two (2) or more streets at their intersection or upon two (2) parts of the same street, such streets or parts of the same street forming an interior angle of less than one hundred thirty-five (135) degrees.



LOT, DOUBLE FRONTAGE. A lot where the front and rear lot lines both front on a street. See figure provided for “LOT, CORNER”.

LOT, FLAG. A lot of irregular configuration in which an access strip (a strip of land of a width less than the required lot width) connects the main body of the lot to the street frontage.



LOT, INTERIOR. A lot other than a corner lot. See figure provided for “LOT, CORNER”.

LOT LINE ADJUSTMENT. A relocation of a lot line boundary between adjoining lots or between a lot and adjoining parcels in accordance with §10-9a-608 of Utah State Code (as amended) whether or not the lots are located in the same subdivision and with the consent of the owners of record. Lot line adjustment does not mean a new boundary line that creates an additional lot or constitutes a subdivision. Lot line adjustment does not include a boundary line adjustment made by the Utah Department of Transportation (UDOT).

MAJOR STREET PLAN. The most recently adopted "Alpine City Transportation Master Plan Map" which shows existing public streets and which has been officially adopted by the Planning Commission and City Council as the Major Street Plan

MOBILE HOME. A detached dwelling designed for long-term occupancy and to be transported on its own wheels, or on a flatbed or other trailer or detachable wheels, and arriving at the site where it is to be occupied as a complete dwelling unit ready for occupancy except for connections to utilities and other minor work. Removal of such wheels or placing such dwelling unit on a foundation shall not remove such unit from classification as a mobile home. Excluded from this definition shall be those permanent dwelling structures that are constructed of component parts that are transported to the building site and which meet structural requirements of the Uniform Building Code and which are finished with exterior building material that is typical of permanent residential buildings.

MUNICIPAL UTILITY EASEMENT. An easement that is created or depicted on a plat recorded in the Office of the County Recorder and is described as a municipal utility easement granted for public use; is not a protected utility easement or a public utility easement as defined in §54-3-27 of Utah State Code (as amended); the City or the City’s affiliated governmental entity uses and occupies to provide a utility service, including sanitary sewer, culinary water, electrical, stormwater, or communications or data lines; is used or occupied with the consent of the City in accordance with an authorized franchise or other agreement; is used or occupied by a specified public utility in accordance with an authorized franchise or other agreement and is located in a utility easement granted for public use, or is described in §10-9a-529 of Utah State Code (as amended) by a specified public utility.

NON-CONFORMING USE. A building or structure, or portion thereof, or use of a building or land which does not conform to use regulations for the district in which it is situated, but

which is in conformity with said regulations, if any, at the time of its establishment.

OFF STREET PARKING. An area adjoining a building providing for the parking of automobiles which does not include a public street but has convenient access to it.

OFFICE, PROFESSIONAL. A building or space used by persons such as accountants, architects, artists, dentists, designers, engineers, lawyers, physicians, realtors, teachers, and others who, by virtue of training and for license, are qualified to perform services of a professional nature, and where storage of goods and sale of merchandise is minimal and secondary to performance of the service.

OFF-SITE. Of or pertaining to land, area or facilities not located within the boundaries of a final plat of a subdivision.

ON-SITE. Of or pertaining to land, area or facilities located within the boundaries of a final plat of a subdivision.

OUTDOOR LIGHTING. External lighting on a building or a property and any other artificial illumination of a property.

OUTDOOR RECREATION AREAS. Areas of a property used for recreation purposes, including but not limited to: soccer fields, sports courts, swimming pools, tennis courts, pickleball courts, basketball courts, sports fields, arenas, and other areas of recreation.

OWNER OCCUPANT. means, except as set forth in Subsection (3) of this definition:

1. an individual who:
 - a. possesses, as shown by a recorded deed, fifty (50) percent or more ownership in a dwelling unit; and
 - b. occupies the dwelling unit with a bonafide intent to make it his or her primary residence; or
2. an individual who:
 - a. is a trustor of a family trust which:
 - i. possesses fee title ownership to a dwelling unit;
 - ii. was created for estate planning purposes by one (1) or more trustors of the trust; and
 - b. occupies the dwelling unit owned by the family trust with a bonafide intent to make it his or her primary residence. Each living trustor of the trust shall so occupy the dwelling unit except for a trustor who temporarily resides elsewhere due to a disability or infirmity. In such event, the dwelling unit shall nevertheless be the domicile of the trustor during the trustor's temporary absence.
3. A person who meets the requirements of Subsections (1) and (2) of this definition shall not be deemed an owner occupant if the property on which the dwelling unit is located has more than one (1) owner and all owners of the property do not occupy the

dwelling unit with a bona fide intent to make the dwelling unit their primary residence.

- a. A claim that a person is not an owner occupant may be rebutted only by documentation, submitted to the Planning and Zoning Department, showing that the person who occupies the dwelling unit has a bona fide intent to make the dwelling unit his or her primary residence as indicated by the following documents which show such person:
 - i. is listed as a primary borrower on documents for any loan presently applicable to the property where the dwelling unit is located;
 - ii. has claimed all income, deductions, and depreciation from the property on his or her tax returns for the previous year;
 - iii. is the owner listed on all rental documents and agreements with tenants who occupy the dwelling unit, including any accessory apartment;
 - iv. is the owner listed on all insurance, utility, appraisal, or other contractual documents related to the property; and
 - v. is a full-time resident of Utah for Utah State income tax purposes.
- b. Any person who claims to be an owner of the dwelling unit, but who does not occupy it, shall provide documentation to the Planning and Zoning Department which shows such person:
 - i. has not claimed any income, tax deduction, or depreciation for the property on the person's tax returns for the previous year;
 - ii. is not listed as an owner on any rental document or agreement with any tenant who occupies the dwelling unit, including any accessory apartment; and
 - iii. is not listed as an owner on any insurance, utility, appraisal, or a agreement related to the property.
- c. Any person, or group of persons, who fails, upon request of the Planning and Zoning Department, to provide any of the documents set forth in Subsections (3)(a) or (3)(b) of this definition or who provides a document showing that ownership of a dwelling unit is shared among persons who do not all occupy the dwelling unit shall mean for the purpose of this Title that such person or persons shall not be deemed an "owner occupant" of the dwelling unit in question.

OPEN SPACE. The use of land which leaves soil generally undisturbed and upon which natural vegetation, whether or not native to the area, occupies the major visible aspect of the land.

PARCEL. Any real property that is not a lot. **PARCEL BOUNDARY ADJUSTMENT.** A recorded agreement between owners of adjoining parcels adjusting the mutual boundary, either by deed or by a boundary line agreement in accordance with §10-9a-524 of Utah State Code (as amended), if no additional parcel is created and none of the property identified in the agreement is a lot or the adjustment is to the boundaries of a single person's parcels. Parcel boundary adjustment does not mean an adjustment of a parcel boundary line that creates an

additional parcel or constitutes a subdivision. Parcel boundary adjustment does not include a boundary line adjustment made by UDOT. **PERMANENT MONUMENT.** Any structure of concrete, masonry and/or metal permanently placed on or in the ground, including those expressly placed for surveying reference, which meets the requirements of the local jurisdiction for permanent monuments.

PERMITTED USE. A use of land for which no conditional use permit is required.

PLAT. An instrument subdividing property into lots as depicted on a map or other graphic representation of land that a licensed professional land surveyor makes and prepares in accordance with §10-9a-603 or §57-8-13 of Utah State Code (as amended). **POTENTIAL GEOLOGIC HAZARD AREA.** An area that is designated by a Utah Geological Survey map, county geologist map, or other relevant map or report as needing further study to determine the area's potential for geologic hazard; or has not been studied by the Utah Geological Survey or a county geologist but presents the potential of geologic hazard because the area has characteristics similar to those of a designated geologic hazard area. May be referred to in this title as "sensitive lands".

PRIMARY USE. The main use to which the premises is devoted and the primary purpose for which the premises exists. An ancillary use's square footage shall not exceed the primary use's square footage.

PRODUCE STANDS. Any temporary or permanent structure, used for the sale of agricultural products, that is sited on the lot on which the majority of products being offered for sale have been grown. The agriculture products offered for sale must be primarily fresh whole fruits and or vegetables. Certain animal products may also be sold as part of the produce stand, these are limited to fresh eggs, raw milk, fresh cheese, fresh yogurt, raw honey, bees wax, honeycomb, butter, sour cream, and beef jerky.

PUBLIC HEARING. A hearing at which members of the public are provided a reasonable opportunity to comment on the subject of the hearing. **PUBLIC MEETING.** A meeting that is required to be open to the public under the Open and Public Meetings Act, §52-4 of Utah State Code (as amended).

PUBLIC USE. A use operated or supervised exclusively by a public body, such use having the purpose of serving the public health, safety, or general welfare, and including uses such as public schools, parks, playgrounds, and other recreational facilities, administrative and service facilities, and public utilities.

QUASI PUBLIC USE. A use operated by a private non-profit educational, religious, recreational, charitable or philanthropic institution, having the primary purpose of serving the general public, such as churches, private schools, hospitals and similar uses.

REASONABLE ACCOMMODATION. A reasonable change in any rule, policy, practice, or service necessary to afford persons with a disability equal opportunity to use and enjoy a dwelling when compared to similarly-situated persons or groups.

RECREATION, PUBLIC. Recreation facilities operated by a public agency and open to the public with or without a fee.

RESIDENCE. A dwelling unit where an individual or family is actually domiciled at a given point in time and not a place of temporary sojourn or transient visit. Temporary sojourn or transient visit shall be thirty (30) days or less.

RESIDENTIAL FACILITY FOR PERSONS WITH A DISABILITY. A residence in which no more than eight (8) unrelated persons with a disability resides and which is:

1. Licensed or certified by the Department of Human Services under Title 62A, Chapter 2, of the Utah Code, Licensure of Programs and Facilities; or
2. Licensed or certified by the Department of Human Health under Title 26, Chapter 21, Health Care Facilities Licensing and Inspection Act.

RETAINING WALL. Any structure designed to resist the lateral displacement of soil or other materials. Examples include block walls, rock walls, concrete walls and segmented walls. A retaining wall is not considered a fence.

REVIEW COMMENTS. Requests issued to an applicant by the City as part of the review cycle process, including requests for modifications to plats, plans, designs, reports, and studies submitted with the application, requests to supplement any incomplete information, document, or material submitted with or that was required to have been submitted with the application, and requests to correct any other deficiency with an application to ensure compliance with this Title and all other governing laws, land use regulations, applicable land use decisions, ordinances, and standards. **REVIEW CYCLE.** The process described in §10-9a-604.2 of Utah State Code (as amended), and described in this Title, consisting of one (1) full cycle of a subdivision applicant's submittal of a complete application, the City's review of that application, the City's response to that application, and the applicants reply to the City's response. **REVIEW RESPONSE.** The applicant's response to the City's review comments, including a written response addressing each review comment and the submission of revised, modified, or corrected plats, plans, and other information, documents, and materials.

SENSITIVE LANDS. Means the same as "geologic hazards" and "potential geological hazard areas" definitions. Sensitive lands shall also mean and include those lots or parcels as identified on the City's Sensitive Lands map.

SHORT TERM RENTAL. Temporary lodging or place of stay that is rented (including but not limited to: hotels, motels, bed and breakfast, boarding houses, etc.) for a period of thirty (30) consecutive days or less.

SITE PLAN. A plot of a lot, drawn to scale, showing its actual measurements, the size and location of any existing buildings or buildings to be erected, the location of the lot in relation to abutting streets, north point, scale, utility easements, vehicle access, and such other information as may be required by the Planning Commission.

SIGN. Any device for visual communication to the public displayed out-of-doors, including signs painted on exterior walls, and interior illuminated signs, to be viewed from out-of-doors, but not including a flag, badge, or ensign of any government or government agency.

Sports Court. An outdoor hard-surfaced court (not including parking lots) designed for athletic purposes (i.e. basketball court, tennis court, pickleball court, etc.)

STREET, PUBLIC. A thoroughfare which has been dedicated and accepted by proper public authority (or abandoned to the public) or a thoroughfare not less than twenty-four (24) feet wide which has been made public by right of use and which affords the principal means of access to abutting property.

STREETS, ROADS, and HIGHWAYS.

1. Street, Arterial. A street, existing or proposed, which serves or is intended to serve as a major traffic way, and is designated an arterial street on the Major Street Plan.
2. Street, Collector. A street, existing or proposed, of considerable continuity, which is the main means of access to arterial streets, and is designated a collector street on the Major Street Plan.
3. Street, Cul-de-sac. A street which is designed to remain permanently closed at one end with the closed end terminated by a vehicular turnaround. For purposes of these regulations, the length of a cul-de-sac street shall be measured from center of turnaround to the point of connection to the next intersection street. (DCA 4.07.040 Part 9, Subdivision Ordinance)
4. Street, Frontage, or Frontage Road. A minor street or road which is parallel to and adjacent to a limited access major street and which provides access to abutting properties and protection from through traffic.
5. Street, Minor. A street, existing or proposed, which is supplementary to a collector street and of limited continuity, which serves or is intended to serve the local needs of a neighborhood and to give access to abutting properties.
6. Street, Partial, Width. A street parallel and contiguous to a property line and of lesser right-of-way width than will eventually be required; the additional needed right-of-way width to be obtained in the future from the abutting property owner prior to development as frontage.
7. Street, Public. A thoroughfare which has been dedicated or abandoned to the public and accepted by proper public authority.
8. Street Right-of-Way. That portion of land dedicated to public use for street and utility purposes.
9. Street, Stub. A street or road extending from within a subdivision boundary and terminating there; with no permanent vehicular turnaround. Stub streets are provided to permit adjacent undeveloped parcels of land to be developed later by continuing the stub street to the extended connecting street system.

STRUCTURE. Anything constructed, the use of which requires fixed location upon the

ground, or attached to something having a fixed location upon the ground, and which creates an impervious material on or above the ground; definition includes "building."

SUBDIVIDER. Any person, firm, corporation, partnership or association who causes land to be divided into two or more parcels of land for himself or others. **SUBDIVISION.** Any land that is divided, subdivided, or proposed to be divided into two (2) or more lots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on the installment plan or upon any and all other plans, terms and conditions. The term "Subdivision includes:

1. The division or development of land whether by deed, metes and bounds description, devise and testacy, map, plat or other recorded instrument, regardless of whether the division includes all or a portion of a parcel or lot; and
2. Except as provided below, divisions of land for residential and nonresidential uses, including land used or to be used for commercial, agricultural and industrial purposes.

Subdivision does not include:

1. A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use ordinance;
2. A boundary line agreement recorded with the Office of the County Recorder between owners of adjoining parcels adjusting the mutual boundary in accordance with §10-9a-524 of Utah State Code (as amended) if no new parcel is created;
3. A recorded document, executed by the owner of record revising the legal descriptions of multiple parcels into the one (1) legal description encompassing all such parcels or joining a lot to parcel;
4. A boundary line agreement between owners of adjoining subdivided properties adjusting the mutual lot line boundary in accordance with §10-9a-524 and §10-9a-608 of Utah State Code (as amended) if no new dwelling lot or housing unit will result from the adjustment and the adjustment will not violate any applicable land use ordinance;
5. A bona fide division of land by deed or other instrument if the deed or other instrument states in writing that the division is in anticipation of future land use approvals on the parcel or parcels does not confer any land use approvals, and has not been approved by the land use authority;
6. A parcel boundary adjustment;
7. A lot line adjustment;
8. A road, street, or highway dedication plat;
9. A deed or easement for a road, street, or highway purpose; or
10. Any other division of land authorized by law.

SUBDIVISION AMENDMENT. An amendment to a recorded subdivision in accordance

with §10-9a-608 of Utah State Code (as amended) that vacates all or a portion of the subdivision; alters the outside boundary of the subdivision; changes the number of lots within the subdivision; alters a public right-of-way, a public easement, or public infrastructure within the subdivision; or alters a common area or other common amenity within the subdivision. Subdivision amendment does not include a lot line adjustment between a single lot of an adjoining lot or parcel that alters the outside boundary of the subdivision.

Subdivision Application. A land use application for the subdivision of land. **SUBDIVISION IMPROVEMENT PLANS.** The civil engineering plans associated with required infrastructure improvements and municipally controlled utilities required for a subdivision. **Subdivision Ordinance Review.** Review by the City to verify that a subdivision application meets the criteria of the City's ordinances.

Subdivision Plan Review. A review of the applicant's subdivision improvement plans and other aspects of the subdivision application to verify that the application complies with the City's ordinances and applicable installation standards and inspection specifications for infrastructure improvements.

SUBDIVISION REQUIREMENTS. Those requirements that are adopted by the City and applicable County or State entities for the necessary and proper development of a proposed subdivision. Includes all applicable zoning regulations, governing laws, land use regulations, applicable land use decisions, ordinances, standards, designs and specifications. **SUSPECT SOIL.** Soil that has a high susceptibility for volumetric change, typically clay-rich, having more than a three percent (3%) swell potential, bedrock units with high shrink or swell susceptibility, or gypsiferous silt and clay, gypsum, or bedrock units containing abundant gypsum commonly associated with dissolution and collapse features. **VICINITY MAP (Location Map).** A map or drawing showing where a subdivision, or proposed subdivision is located.

YARD. A required space on a lot other than a court, unoccupied and unobstructed from the ground upward, by buildings, except as otherwise provided herein.

YARD, FRONT. A space between the front of the main building on a lot and the front lot line or line of an abutting street or right-of-way and extending across the full width of a lot. The depth (or setback) of the front yard is the minimum distance between the front lot line, and the front-most part of the primary structure of the nearest main building at the foundation level. (Primary structure includes overhangs, porches, and decks).

YARD, FRONT, CORNER. For corner lots, the front yard shall be designated based on the following criteria: a) The orientation of the principal building primarily faces the yard. b) The official address assigned to the property. c) The location of the front door or main entrance of the principal building. d) If none of the above clearly identifies a front yard, the yard adjacent to the street with the longest continuous street frontage shall be deemed the front yard.

YARD, REAR. A space between the back wall of the nearest main building extending the full width of the lot and the lot line that is most distant from, and is most nearly parallel with, the front lot line. If the rear lot line is less than ten feet (10') in length, or if the lot comes to a point

at the rear, the rear lot line shall be deemed to be a ten foot (10') line parallel to the front line, lying wholly within the lot for the purpose of establishing the minimum rear yard. The depth (or setback) of the rear yard is the minimum distance between the rear lot line and the rearmost part of the primary structure of the nearest main building at the foundation level.

(Primary structure includes overhangs, porches and decks. See drawing in Appendix A). (Ord. 2004-13, 9/28/04)

YARD, SIDE. A yard that is neither a front yard nor a rear yard. The depth (or setback) of the side yard is the minimum distance between the side lot line and the nearest part of the primary structure of the nearest main building at the foundation level. (Primary structure includes overhangs, porches and decks).

ZONING LOT (Ord. 94-02, 2/8/94). A lot or parcel of land which:

1. Meets all area (lot size), frontage (width), setback (yard), and other zoning requirements applicable within the zone in which it is located;
2. Abuts upon and has direct access to a street which has been dedicated to the City or otherwise accepted by the City as a City Street;
3. Is served by the minimum level of improvements required for issuance of a building permit or for which the construction of the minimum level of improvements is secured through the posting of a performance guarantee; and
4. Is shown as a separate lot on the final plat of a subdivision or similar development, which has been approved in accordance with the applicable ordinance, or is legally exempted from compliance with said ordinance. A parcel which is part of an unapproved or illegal subdivision shall not qualify as a zoning lot.

(Amended by Ord. 2004-14 on 9/28/04; Ord. 2009-16, 10/13/09; Ord. 20011-06, 03/08/11; Ord. 2011-12, 10/25/11; Ord. 2014-11, 6/24/14; Ord. 2015-02, 02/10/15; Ord. 2015-07, 05/26/15)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Chrissy Hannemann	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____
Brent Rummeler	_____	_____	_____	_____
Kelli Law	_____	_____	_____	_____

Presiding Officer

Attest

Carla Merrill, Mayor, Alpine City

DeAnn Parry, City Recorder, Alpine
City

ALPINE CITY COUNCIL AGENDA

**SUBJECT: Resolution R2025-22: Establishment of the Alpine Fire Station
Citizen Advisory Committee**

FOR CONSIDERATION ON: September 23, 2025

PETITIONER: City Staff

**ACTION REQUESTED BY PETITIONER: Review and consider approval of
Resolution R2025-22 establishing
the Fire Station Steering
Committee.**

BACKGROUND INFORMATION:

The team to move the Alpine Fire Station No. 202 Addition/Remodel Project has been assembled and the project is moving forward. The request for proposals has been issued and is getting attention from a large group of contractors. The due date for proposals is October 2, 2025. We anticipate reviewing the proposals and presenting a recommendation for award to the city council at the October 28 city council meeting. Some adjustments have been made to the concept plan and will be presented to the city council at their September 23 meeting.

Navigate, who is the consultant hired by the city to assist with the bidding, design and construction process, has recommended that the city form an advisory committee that will help gather input to guide the project and address critical issues early in the process. The steering committee would include a member of the city council as well as some key Alpine residents. The committee would provide recommendations and input on the project to the city council.

STAFF RECOMMENDATION:

Review and approve Resolution R2025-22 establishing the Alpine Fire Station Citizen Advisory Committee.

SAMPLE MOTION TO APPROVE:

I move to approve Resolution R2025-22 establishing Alpine Fire Station Citizen Advisory Committee.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve Resolution R2025-22 establishing Alpine Fire Station Citizen Advisory Committee with the following conditions/changes:

- ****insert finding****

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny the Resolution R2025-22 based on the following:

- ****insert finding****

ALPINE CITY

RESOLUTION NO. R2025-22

A RESOLUTION ESTABLISHING THE ALPINE FIRE STATION CITIZEN ADVISORY COMMITTEE

WHEREAS, Chapter 3.24 of the Municipal Code of Alpine City authorizes the City Council to create citizen advisory committees to inform and advise the City Council and serve the City's residents; and

WHEREAS, the City has planned a project to construct an addition to the Alpine Fire Station and to remodel areas of the existing building to create a community center; and

WHEREAS, it has been proposed that a citizen advisory committee be established to engage stakeholders to provide input on the project; and

WHEREAS, the proposed committee will provide an opportunity for the City Council to receive valuable input from the City's residents and focus appropriate attention on matters of specific concern to them; and

WHEREAS, the City Council finds that establishing a Alpine Fire Station Citizen Advisory Committee to understand the needs of stakeholders and use their valuable experience and perspective to provide recommendations to the City Council that will be in the best interest of the City and its residents.

NOW THEREFORE, BE IT RESOLVED by the City Council of Alpine City that the Alpine Fire Station Citizen Advisory Committee is hereby established. The Committee shall be constituted and serve in accordance with the rules and procedures outlined in Chapter 3.24 of the Municipal Code of Alpine City.

PASSED AND APPROVED this 23rd day of September, 2025.

By: _____
Carla Merrill, Mayor

[SEAL]

VOTING:

Jason Thelin	Yea	___	Nay	___	Absent	___
Jessica Smuin	Yea	___	Nay	___	Absent	___
Kelli Law	Yea	___	Nay	___	Absent	___
Chrissy Hannemann	Yea	___	Nay	___	Absent	___
Brent Rummler	Yea	___	Nay	___	Absent	___

ATTEST:

DeAnn Parry, City Recorder

ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution R2025-23: Appointment of Members to the Alpine Fire Station Citizen Advisory Committee

FOR CONSIDERATION ON: September 23, 2025

PETITIONER: Mayor Carla Merrill

ACTION REQUESTED BY PETITIONER: Approve Resolution R2025-23 appointing members to the Alpine Fire Station Citizen Advisory Committee.

BACKGROUND INFORMATION:

A resolution creating the Alpine Fire Station Citizen Advisory Committee is on the September 23, 2025, City Council meeting as Resolution R2025-22. Resolution R2025-23 appointing members to the Alpine Fire Station Citizen Advisory Committee is subject to the resolution creating the committee first being approved. The following have been proposed for appointment to the board:

- Chrissy Hannemann (City Council)
- Don Watkins (Alpine resident and former mayor)
- James Brown (Alpine resident and architect with The Church of Jesus Christ of Latter Day Saints)
- Andy Spencer (Alpine resident and civil engineer)
- Shane Sorensen (staff)

The board is setup like other committees with respect to terms. The normal term for a member is three years, with the terms being staggered so there is continuity on the board. The initial terms will be one member through the end of 2026, two members with two-year terms, and two members with full three-year terms.

STAFF RECOMMENDATION:

Approve Resolution R2025-23 appointing members to the Alpine Fire Station Citizen Advisory Committee.

SAMPLE MOTION TO APPROVE:

I move to approve Resolution R2025-23 appointing members to the Alpine Fire Station Citizen Advisory Committee.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve Resolution R2025-23 appointing members to the Alpine Fire Station Citizen Advisory Committee with the following conditions:

- (insert finding)

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny Resolution R2025-23 based on the following:

- (insert finding)

RESOLUTION NO. R2025-23

A RESOLUTION GRANTING ADVICE AND CONSENT OF THE ALPINE CITY COUNCIL FOR THE APPOINTMENT OF RESIDENTS TO THE ALPINE FIRE STATION CITIZEN ADVISORY COMMITTEE

WHEREAS, the Mayor has the responsibility and authority pursuant to Alpine City Code of Ordinances to appoint individuals to various boards and commissions; and

WHEREAS, the Mayor has appointed the following individuals to serve as members of the Alpine Fire Station Citizen Advisory Committee for a term not to exceed three (3) years; and

WHEREAS, the City Council has the responsibility to give advice and consent on all appointments to City boards and commissions; and

WHEREAS, the City Council has met in regular session to consider these appointments.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Alpine City that it gives its advice and consent to the appointment of the following individuals to the Alpine Fire Station Citizen Advisory Committee for terms as specified. Said terms shall be as follows:

NAME	DATE TERM BEGINS	DATE TERM ENDS
Andy Spencer	September 23, 2025	December 31, 2026
James Brown	September 23, 2025	December 31, 2027
Jessica Smuin	September 23, 2025	December 31, 2027
Don Watkins	September 23, 2025	December 31, 2028
Shane Sorensen (staff)	standing	standing

PASSED AND APPROVED this 23rd day of September 2025.

ALPINE CITY

Carla Merrill, Mayor

[SEAL]

VOTING:

Jason Thelin	Yea ___	Nay ___	Absent ___
Jessica Smuin	Yea ___	Nay ___	Absent ___
Kelli Law	Yea ___	Nay ___	Absent ___
Chrissy Hannemann	Yea ___	Nay ___	Absent ___
Brent Rummler	Yea ___	Nay ___	Absent ___

ATTEST:

DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 23rd day of September 2025.

RECORDED this 23rd day of September 2025.

ALPINE CITY COUNCIL AGENDA

**SUBJECT: Resolution R2025-24: Establishment of the Mountainville Academy
Citizen Advisory Committee**

FOR CONSIDERATION ON: September 23, 2025

PETITIONER: Mayor Merrill

**ACTION REQUESTED BY PETITIONER: Review and consider approval of
Resolution R2025-24 establishing
the Mountainville Academy
Citizen Advisory Committee.**

BACKGROUND INFORMATION:

Traffic issues associated with Mountainville Academy have been a topic of discussion for many years. The City hired a traffic engineer several years ago to look at potential solutions. The result was a list of potential mitigation measures, none of which appeared to be the “fix”.

It is proposed that a Mountainville Academy Traffic Citizen Advisory Committee be created to involve citizens and stakeholders to explore possible solutions to the traffic problem on Main Street related to the school.

STAFF RECOMMENDATION:

Review and approve Resolution R2025-24 establishing the Mountainville Academy Traffic Citizen Advisory Committee.

SAMPLE MOTION TO APPROVE:

I move to approve Resolution R2025-24 establishing the Mountainville Academy Traffic Citizen Advisory Committee.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve Resolution R2025-24 establishing the Mountainville Academy Traffic Citizen Advisory Committee with the following conditions/changes:

- ****insert finding****

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny the Resolution R2025-24 based on the following:

- ****insert finding****

ALPINE CITY

RESOLUTION No. R2025-24

A RESOLUTION ESTABLISHING THE MOUNTAINVILLE ACADEMY TRAFFIC CITIZEN ADVISORY COMMITTEE

WHEREAS, Chapter 3.24 of the Municipal Code of Alpine City authorizes the City Council to create citizen advisory committees to inform and advise the City Council and serve the City's residents; and

WHEREAS, the City has been experiencing traffic issues related to the Mountainville Academy Charter School on Main Street; and

WHEREAS, it has been proposed that a citizen advisory committee be established to engage stakeholders to provide input for solutions to the traffic issues; and

WHEREAS, the proposed committee will provide an opportunity for the City Council to receive valuable input from the City's residents and stakeholders and focus appropriate attention on matters of specific concern to them; and

WHEREAS, the City Council finds that establishing the Mountainville Academy Traffic Citizen Advisory Committee to understand the needs of stakeholders and use their valuable experience and perspective to provide recommendations to the City Council that will be in the best interest of the City and its residents.

NOW THEREFORE, BE IT RESOLVED by the City Council of Alpine City that the Mountainville Academy Traffic Citizen Advisory Committee is hereby established. The Committee shall be constituted and serve in accordance with the rules and procedures outlined in Chapter 3.24 of the Municipal Code of Alpine City.

PASSED AND APPROVED this 23rd day of September, 2025.

By: _____
Carla Merrill, *Mayor*

[SEAL]

VOTING:

Jason Thelin	Yea	___	Nay	___	Absent	___
Jessica Smuin	Yea	___	Nay	___	Absent	___
Kelli Law	Yea	___	Nay	___	Absent	___
Chrissy Hannemann	Yea	___	Nay	___	Absent	___
Brent Rummler	Yea	___	Nay	___	Absent	___

ATTEST:

DeAnn Parry, *City Recorder*

ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution R2025-25: Appointment of Members to the Mountainville Academy Traffic Citizen Advisory Committee

FOR CONSIDERATION ON: September 23, 2025

PETITIONER: Mayor Carla Merrill

ACTION REQUESTED BY PETITIONER: Approve Resolution R2025-25 appointing members to the Mountainville Academy Traffic Citizen Advisory Committee.

BACKGROUND INFORMATION:

A resolution creating the Mountainville Academy Traffic Citizen Advisory Committee is on the September 23, 2025, City Council meeting as Resolution R2025-24. Resolution R2025-25 appointing members to the Alpine Fire Station Citizen Advisory Committee is subject to the resolution creating the committee first being approved. The following have been proposed for appointment to the board:

- Carla Merrill (mayor)
- Chrissy Hanneman (city council)
- Dan Jimenez (MVA board member)
- Janese Vance (MVA principal)
- Kari Barney
- Kent Hanson
- Tawny Bybee
- Jason Judd (staff)

The board is setup like other committees with respect to terms. The normal term for a member is three years, with the terms being staggered so there is continuity on the board. The initial terms will be two members through the end of 2026, two members with two-year terms, and three members with full three-year terms.

STAFF RECOMMENDATION:

Approve Resolution R2025-25 appointing members to the Mountainville Academy Traffic Citizen Advisory Committee.

SAMPLE MOTION TO APPROVE:

I move to approve Resolution R2025-25 appointing members to the Mountainville Academy Traffic Citizen Advisory Committee.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve Resolution R2025-25 appointing members to the Mountainville Academy Traffic Citizen Advisory Committee with the following conditions:

- (insert finding)

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny Resolution R2025-25 based on the following:

- (insert finding)

RESOLUTION NO. R2025-25

**A RESOLUTION GRANTING ADVICE AND CONSENT OF THE ALPINE CITY COUNCIL FOR THE
APPOINTMENT OF RESIDENTS TO THE MOUNTAINVILLE ACADEMY CITIZEN ADVISORY
COMMITTEE**

WHEREAS, the Mayor has the responsibility and authority pursuant to Alpine City Code of Ordinances to appoint individuals to various boards and commissions; and

WHEREAS, the Mayor has appointed the following individuals to serve as members of the Alpine Fire Station Citizen Advisory Committee for a term not to exceed three (3) years; and

WHEREAS, the City Council has the responsibility to give advice and consent on all appointments to City boards and commissions; and

WHEREAS, the City Council has met in regular session to consider these appointments.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Alpine City that it gives its advice and consent to the appointment of the following individuals to the Mountainville Academy Traffic Citizen Advisory Committee for terms as specified. Said terms shall be as follows:

NAME	DATE TERM BEGINS	DATE TERM ENDS
Carla Merrill	September 23, 2025	
Chrissy Hanneman	September 23, 2025	
Dan Jimenez	September 23, 2025	
Janese Vance	September 23, 2025	
Kari Barney	September 23, 2025	
Kent Hanson	September 23, 2025	
Tawny Bybee	September 23, 2025	
Jason Judd (staff)	standing	standing

PASSED AND APPROVED this 23rd day of September 2025.

ALPINE CITY

Carla Merrill, Mayor

[SEAL]

VOTING:

Jason Thelin	Yea	___	Nay	___	Absent	___
Jessica Smuin	Yea	___	Nay	___	Absent	___
Kelli Law	Yea	___	Nay	___	Absent	___
Chrissy Hannemann	Yea	___	Nay	___	Absent	___
Brent Rummler	Yea	___	Nay	___	Absent	___

ATTEST:

DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 23rd day of September 2025.

RECORDED this 23rd day of September 2025.